

SUMMONS

Extraordinary Meeting of Council

Date: **20 January 2015**

Time: **11.00 am**

Place: **Council Chamber - County Hall, Trowbridge BA14 8JN**

**PLEASE SIGN THE ATTENDANCE
BOOK BEFORE ENTERING THE
COUNCIL CHAMBER**

Please direct any enquiries on this Agenda to Yamina Rhouati, of Democratic Services, County Hall, Trowbridge, direct line 01225 718024 or email Yamina.Rhouati@wiltshire.gov.uk

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PART I

Items to be considered while the meeting is open to the public

1 **Apologies**

2 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

3 **Announcements by the Chairman**

4 **Public Participation**

The Council welcomes contributions from members of the public. As this is an extraordinary meeting convened specifically to consider the Adoption of the Wiltshire Core Strategy and in accordance with the Council's constitution, questions, statements and petitions can only be accepted in respect of this item.

Statements

If you would like to make a statement at this meeting on any item on this agenda, please register to do so at least 10 minutes prior to the meeting. Up to 3 speakers are permitted to speak for up to 3 minutes each on any agenda item. Please contact the officer named above for any further clarification.

Questions

To receive any questions from members of the public received in accordance with the constitution. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named above (acting on behalf of the Corporate Director) no later than 5pm on 13 January 2014. Please contact the officer named on the first page of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Councillors prior to the meeting and made available at the meeting and on the Council's website.

5 **Petitions Received**

No petitions have been received for presentation to this meeting.

COUNCILLORS' MOTIONS AND QUESTIONS

As this is an extraordinary meeting convened specifically to consider the Adoption of the Wiltshire Core Strategy and in accordance with the Council's constitution, motions and questions can only be accepted in respect of this item.

6 **Notices of Motion**

No motions have been received for this meeting.

7 **Councillors' Questions**

Please note that Councillors are required to give notice of any such questions in writing to the officer named on the first page of this agenda (acting on behalf of the Corporate Director) not later than 5pm on 13 January 2014. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Councillors prior to the meeting and made available at the meeting and on the Council's website.

POLICY FRAMEWORK

Under its Constitution, the Council is responsible for approving the Policy Framework of the Council expressed in various plans and strategies which includes the adoption of the Wiltshire Core Strategy referred to in item 8 below.

The Wiltshire Core Strategy was previously considered by Cabinet at its meeting on 16 December 2014

8 **Adoption of Wiltshire Core Strategy (Pages 1 - 546)**

Report by Dr Carlton Brand, Corporate Director including the Inspector's Report

Supporting documentation and maps can be accessed via the following link, which you can click on or copy into your browser address line:

<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshirecorestrategy/submissionofwiltshirecorestrategy/corestrategydocuments.htm?directory=Adoption>

If you have any queries accessing documents, please contact the officer named on the front of this agenda.

PART II

Items during consideration of which it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed.

None

Dr Carlton Brand
Corporate Director and Head of Paid Service
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Wiltshire BA14 8JN

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Wiltshire Council

Council – Extraordinary Meeting

20 January 2015

Adoption of Wiltshire Core Strategy

Executive Summary

The Council has received the Inspector's Report into the examination of the Wiltshire Core Strategy Development Plan Document (DPD). It concludes that, subject to the changes set out in the Report, the submitted Core Strategy is sound. The Inspector's Report is final and the examination is now closed. This leaves this authority with the choice of adopting the Core Strategy, as amended in response to the Inspector's recommendations, or not.

If adopted by Council, an adoption notice will be published providing a six week period for legal challenge during which any person or organisation may make an application to the High Court on the grounds that preparation of the Plan did not comply with the correct procedures.

Upon adoption, the Core Strategy will become part of the statutory development plan for Wiltshire and the authority will be legally bound to take planning decisions in accordance with its policies unless there are other material considerations which merit setting them aside in any given case. It sets out key strategic planning policies for managing sustainable development across the county.

Proposals

That following recommendation by Cabinet at its meeting on 16 December 2014, Council:

- (i) Notes the content of the Inspector's report into the examination of the Wiltshire Core Strategy (**Appendix 1**) and his conclusions regarding legal compliance and soundness and accepts the modifications in the Appendix of the Inspector's Report, which the Inspector considers are necessary to make the plan sound in accordance with legislation and other focused and minor modifications that have arisen during the examination, which have been consulted on, or made in the interest of accuracy and consistency.
- (ii) Adopts the Wiltshire Core Strategy, as amended as set out in (i) above as part of the statutory development plan for Wiltshire (**Appendices 2 and 2a**).
- (iii) Delegates authority to the Associate Director for Economic Development and Planning, in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste, for further minor changes to be made to the Core Strategy prior to publication in the interests of accuracy and consistency.

- (iv) Subject to Council approval of (ii) above, agrees that the Associate Director for Economic, Development and Planning in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste, undertakes the final stages associated with the formal adoption and publication of the Core Strategy.

Reason for Proposals

The Wiltshire Core Strategy will form part of the Council's Policy Framework. In accordance with the Local Government Acts 1972 and 2000, and the Council's constitution it must first be approved by Cabinet before it is adopted by Council. As the document has been found sound by the Inspector its adoption by the Council would help ensure up to date planning policy is in place for Wiltshire and provide effective policies to ensure the sustainable development of Wiltshire.

Dr Carlton Brand
Corporate Director

Adoption of Wiltshire Core Strategy

Purpose of Report

1. To:
 - (i) Consider the recommendations of Cabinet at its meeting on 16 December 2014 concerning the adoption of the Wiltshire Core Strategy (relevant extract of draft Cabinet minutes attached at **Appendix 5**).
 - (ii) Note the content of the Inspector's Report into the examination of the Wiltshire Core Strategy and his conclusions regarding legal compliance and soundness.
 - (iii) Seek approval that the Wiltshire Core Strategy, as amended by the modifications in the Inspector's Report and other focused and minor modifications that have arisen during the examination or been made in the interest of accuracy and consistency, be recommended to Council for adoption.
 - (ii) Seek approval for the Associate Director for Economic Development and Planning, in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste, to undertake the final stages associated with the formal adoption by the Council of the Wiltshire Core Strategy.

Relevance to the Council's Business Plan

2. The adoption of a Core Strategy, as well as other planning policy documents, is fundamental to realising the overarching aims of the Business Plan 2013-2017 of delivering stronger and more resilient communities. In particular, it will help deliver the following key outcomes:
 - People work together, solve problems locally and participate in decisions that affect them by developing a neighbourhood plan with a shared vision for delivering the sustainable development they need.
 - Everyone lives in a high quality environment through a new suite of policies to guide the quality of new buildings and conserve the most sensitive areas.
 - There is a thriving and growing local economy through introducing an economy led policy document which facilitates inward investment and provides a sustainable framework for economic growth.

- Communities are inclusive where everyone can achieve their potential.
 - People have healthy, active and high quality lives, through setting a policy framework for the promotion of recreation, healthcare, enhancement of open space, introduction of a Green Infrastructure Strategy and protection of such facilities from loss.
 - People feel safe and are protected from avoidable harm as a result of good design.
3. The Core Strategy is also central to delivering land use elements of the Wiltshire Council Business Plan 2013-2017, including those relating to the Local Enterprise Partnership, affordable housing and tackling climate change. It is also the basis for service and infrastructure investment by a wide range of business interests, government departments and public agencies beyond the Council itself.

Background

4. On 26 June 2012, Full Council resolved that the Wiltshire Core Strategy Pre-Submission Document together with proposed changes, be submitted to the Secretary of State for Examination. The document was submitted on 10 July 2012, following which the appointed Inspector requested that focused consultation be undertaken on the proposed changes (including those affecting Core Policy 42 in relation to wind turbine separation distances), changes made to the Sustainability Appraisal, publication of the National Planning Policy Framework and Planning Policy for Traveller Sites. The consultation response was submitted to the Inspector for his consideration. Formal hearing sessions (examination in public) took place between 8 May and 19 July 2013.
5. Following these sessions, as requested by the Inspector, the Council published proposed changes to the Core Strategy that had arisen during the course of the examination. Public consultation took place from 27 August to 9 October 2013.
6. As part of the examination, the Inspector sent a procedural letter to the Council on 2 December 2013 requesting the Council's response on a number of matters that he had identified with the Core Strategy relating to: Wiltshire's housing requirement, level of affordable housing, Gypsy and Traveller accommodation, strategic allocations at Chippenham, settlement boundaries and town centre boundaries. The Council considered all matters raised by the Inspector and in response produced an additional schedule of proposed modifications to the Wiltshire Core Strategy, together with a revised Local Development Scheme (LDS).
7. The LDS was approved by Cabinet on 21 January 2014. This includes two additional policy documents: Housing Site Allocations Development Plan Document (DPD) incorporating a review of settlement boundaries and the allocation of additional development sites to ensure supply of housing over the Plan period; and Chippenham Site Allocations DPD to identify sites for growth at the town. It also extended the scope of the Gypsy and Traveller DPD to include a review of pitch requirements.

8. These proposed modifications were subsequently published for public consultation over the period 14 April 2014 to 27 May 2014 together with the Inspector's own modifications on the following:
 - (i) Core Policy 42 'Standalone Renewable Energy Installations' and its supporting text;
 - (ii) Core Policy 48 'Supporting Rural Life'; and
 - (iii) Replacement of 'Saved' Policy T1a 'Westbury Bypass Package' by Core Policy 66 'Strategic Transport Network'.

At the same time, public consultation was undertaken on those proposed modifications made by the Council to address issues raised during the previous public consultation (August - October 2013), as well as the implications of the Government's Planning Policy Guidance for the Wiltshire Core Strategy.

9. The response to each public consultation was sent to the Inspector for his consideration.
10. Prior to the report being issued, the Inspector held a supplementary hearing session on 30 September 2014. The agenda was limited to matters relating to housing land supply.
11. The Inspector issued his Report to the Council on 1 December 2014. This is attached at **Appendix 1**.

Main Considerations for the Council

12. The Wiltshire Core Strategy Development Plan Document (DPD), once adopted, will form part of the development plan for Wiltshire. The process for the preparation of DPDs is prescribed by statute and regulation, including the examination stage by an independent Inspector appointed by the Secretary of State. The Inspector's Report, as set out at paragraph 1:

"...contains the Inspector's assessment of the Wiltshire Core Strategy in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (the Framework, paragraph 182) makes clear that to be sound a Local Plan should be positively prepared; justified; effective and consistent with national policy."

13. **Appendix 1** of this report includes the Inspector's Report in full, the Appendix of which contains his modifications. In summary the key modifications, as highlighted by the Inspector in his 'Non-Technical Summary', are:

- An increase in the minimum number of houses to be provided over the plan period (to 2026), from 37,000 to at least 42,000 and revisions to their distribution;
- A commitment to partially review the Core Strategy to enable an adequate development plan basis for decision making over the plan period to 2026;

- A commitment to produce additional Development Plan Documents to ensure the effective delivery of necessary development. Such documents will include a Housing Sites Allocation DPD, a Gypsy and Traveller DPD based upon updated needs evidence and a Chippenham Site Allocation DPD;
 - The creation of two different affordable housing targets across the county to reflect development viability;
 - Clarification of the approach to be taken towards renewable energy to be consistent with national policy;
 - Clarity of the approach to be taken towards natural and heritage assets to be effective and consistent with national policy.
14. The Inspector has made recommendations about how the Core Strategy can be modified to make it sound. The majority of the modifications relate to those changes put forward by the Council, which have been the subject of public consultation during the course of the examination as identified above. All public consultation responses have been taken into account by the Inspector in writing his report. In addition to the Inspector's own modifications that were consulted on in April to May this year (see paragraph 8), the Inspector has also now made a small number of other modifications, in particular, to:
- (i) Appropriately acknowledge the commitments for 900 homes on the west of Swindon in the Core Strategy, and clarify that as part of the planned early review of the Core Strategy, which will include a new joint Strategic Housing Market Assessment (SHMA) with Swindon Borough Council, that Wiltshire's housing requirement will be met without relying on the delivery of these homes to the west of Swindon within Wiltshire (paragraph 4.29, Page 107, Inspector's Report).
 - (ii) Recognise that the diagram showing potential strategic areas for growth at Chippenham should be regarded as indicative until such time that further work has been undertaken on the Chippenham Site Allocations, and amend the wording so that the A350 may be considered as one such barrier to development (Page 147, Inspector's Report).
 - (iii) Increase flexibility in the Core Strategy to enable further review of the Station Road, Westbury strategic site allocation in the light of further evidence that may arise in terms of infrastructure and affordable housing requirements and any recovery in the housing market (MM70, Page 147, Inspector's Report).
15. In response to public questions regarding (ii) at Cabinet, it was stated that further work had been undertaken to confirm that no strategic areas will be identified in the Chippenham Site Allocations to the west of the A350 and a note will be published to clarify this.
16. The Inspector's own modifications do not alter the overall substance of the plan and its policies or undermine the conclusions of the Sustainability Appraisal and Habitats Regulations Assessment, both of which have been updated during the examination and take into account the Council's proposed modifications to the Core Strategy (see paragraph 21 below).

17. During the course of the examination proposed focused and minor modifications to the plan were consulted on. The Inspector's Report acknowledges certain changes proposed by the Council to the Core Strategy, but goes on to state that, he does not consider those changes to be essential to secure the soundness of the Core Strategy. However, he has not recommended their exclusion. All modifications proposed by the Council and not incorporated into the Inspector's modifications have been reviewed and incorporated into the Core Strategy where necessary to improve accuracy, clarity and consistency of the document.
18. The Wiltshire Core Strategy as proposed for adoption is attached at **Appendix 2** and the Policies Maps and other Figures (available at the following link: <http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshirecorestrategy/submissionofwiltshirecorestrategy/corestrategydocuments.htm?directory=Adoption>) to be inserted into the Core Strategy listed at **Appendix 2a** (a graphically designed version will be prepared in due course). Cabinet on 16 December 2014 recommended that the Wiltshire Core Strategy, as proposed to be amended following receipt of the Inspector's Report, be adopted. Once adopted, the Wiltshire Core Strategy will replace a number of saved policies in the former Districts' Local Plans and the South Wiltshire Core Strategy in full, and form part of the statutory development plan for the county.
19. An important part of the Inspector's considerations is the Council's commitment to the preparation of the DPDs referred to in paragraph 7 above, as well as the Partial Review of the Core Strategy (to replace all saved policies and update town centre policies) that are all included in the Council's Local Development Scheme January 2014 (LDS). In addition, the Inspector, in his report, has drawn particular reference to a further commitment to partially review the Core Strategy in due course following a review of the SHMA. The LDS has been updated for Cabinet to consider at its meeting in January 2015 on adoption of the Wiltshire Core Strategy.

Safeguarding Implications

20. There are no safeguarding implications as a direct result of this proposal.

Public Health Implications

21. Planning for sustainable development to meet the employment, housing and infrastructure needs of communities helps foster their wellbeing. Well planned development, including appropriate infrastructure, supports health and well being of local communities, for example through the provision of green infrastructure, sports facilities and infrastructure to encourage walking and cycling as means of travel.

Environmental and Climate Change Considerations

22. Spatial Planning has implications for the natural, economic and social environment. A Sustainability Appraisal incorporating Strategic Environmental Assessment has been undertaken during the preparation of the Core Strategy. The Sustainability Appraisal has been undertaken iteratively at all stages of preparation and has informed the evolution of the Core Strategy. A Habitat Regulations Assessment has also been undertaken. Both have helped shape the Core Strategy, ensuring that negative environmental impacts are avoided and sustainable development can be delivered. They have been revisited on the

issuing of the Inspector's report to check whether any significant changes have occurred since the previous assessments that may affect their conclusions (See **Appendices 3 and 4**).

23. Managing climate change is one of the cross cutting objectives of the Wiltshire Core Strategy. In particular, it seeks to deliver the most sustainable pattern of growth to promote self-containment as far as possible and minimise the need to travel, particularly by the private car. The Core Strategy includes specific policies to encourage the delivery of renewable energy sources and design measures to promote sustainable construction and low carbon buildings. A Strategic Flood Risk Assessment has also been undertaken as part of the process to ensure that future development is not vulnerable to flooding or increases the risk of flood elsewhere.

Equalities Impact of the Proposal

24. The Wiltshire Core Strategy aims to positively manage growth and development in Wiltshire. The public consultation processes and community involvement has ensured that everyone has had the opportunity to inform the preparation of the Core Strategy.
25. The Core Strategy has been subject to Equalities and Diversity Impact Assessment which the Inspector concluded follows a "*reasonable and robust methodology*" (paragraph 17, Inspector's Report). The Inspector goes on to state that "*this broadly and reasonably concludes that the plan would have a positive and inclusive impact on equality and diversity throughout the county*".

Risk Assessment

Risks that may arise if the proposed decision and related work is not taken

26. Once adopted, the Council can give full weight to the Wiltshire Core Strategy in planning decisions in order to deliver sustainable development in Wiltshire and provide greater certainty to local communities and the development industry on where and how development should take place.
27. Rejection of the Inspector's Report at this stage would result in a planning policy vacuum at a time when the Government has stated its intention (paragraph 14, National Planning Policy Framework) to ensure that there is a presumption in favour of sustainable development in the absence of up to date local planning policies, and which presumption would require the Council to grant planning permission in situations where it would not necessarily want to, or may allow Planning Inspectors on appeal to overturn decisions by the Council to refuse planning permission.
28. Adoption will enable the Council to make progress on the examination of the Community Infrastructure Levy (CIL), which should be in place April 2015 in order for the Council to maximise income for infrastructure to support sustainable development.

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

29. See legal implications below. At the point of adoption of the Wiltshire Core Strategy by Council, there will follow a period of six weeks for legal challenge.

Financial Implications

30. The financial implications of adopting, publishing and meeting future commitments in relation to the Core Strategy are forecast to be circa £0.37 million, this will need to be met from within the budget allocations and income from the Economic, Development and Planning budget.
31. The increased housing provision will enable the Council to benefit from the Government's New Homes Bonus regime by increasing receipts and by a contribution to the Council's Council Tax base. This has been factored into the Medium Term Financial Plan.
32. In addition, Adoption of the Core Strategy, as referred to above, will enable the Council to become a CIL Charging Authority. The funding raised through CIL, will in part replace Section 106 funding from development that could no longer be secured from early April 2015 due to the Regulations governing CIL.
33. The most significant financial risk associated with the adoption process stems from the potential for legal challenge. It is not possible to estimate the costs of such a challenge.

Legal Implications

34. Once adopted the Wiltshire Core Strategy will form part of the statutory development plan for the area and be used as such for the purpose of determining planning applications in the county. Its preparation has involved ensuring compliance with procedural requirements including: duty to co-operate, Sustainability Appraisal and Habitats Regulations Assessment being undertaken at key stages during the preparation of the Plan, and consultation statements summarising how the Council has engaged with communities and other stakeholders during the process.
35. The options open to the Council at this stage in the process are set out in the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) England Regulations 2004. If the Council rejects one or more of the Inspector's recommended modifications it cannot then proceed to adopt the Core Strategy.
36. There are legal implications associated with the adoption of the document. These are limited to the potential for judicial challenge in accordance with legislation. Any such challenge would be limited in terms of scope and could only challenge whether a procedural step in the process of preparing the document has been missed or not complied with fully. The Legal Section have been fully involved throughout the process

37. Should the Core Strategy be formally adopted by Council, an 'Adoption Statement' will be published in the local press advertising the availability of the Inspector's Report and the adopted Wiltshire Core Strategy. If at this stage anyone wishes to lodge a judicial challenge to the document, they must do so within six weeks of the date it is adopted by the Council.

Options Considered

38. The options open to the Council are limited by the legislation (see legal implications above). The Council can either:
- (i) Adopt the Core Strategy with the modifications recommended by the Inspector; or
 - (ii) Resolve not to adopt the Core Strategy.
39. In the case of (ii) the Council would need to withdraw the Wiltshire Core Strategy and begin preparation of a new plan that would take a number of years to put in place. This would have severe repercussions for the emerging DPDs and housing land supply in Wiltshire, paving the way for speculative rather than plan led development across Wiltshire for many years.

Conclusions

40. The Wiltshire Core Strategy has been in preparation over a number of years and involved considerable public consultation with local communities and other stakeholders. It has now reached the final stage in the process and on adoption will have full weight in determining planning applications and provide certainty over how sustainable development can be delivered in Wiltshire.
41. The Inspector's Report on the examination into the Wiltshire Core Strategy Development Plan Document concludes that the document, subject to amendment, is 'sound'. The Council can now formally adopt the plan in line with the Inspector's Recommendations.
42. Adoption of the plan will provide an up-to-date development plan for Wiltshire. This will enable the effective management of development and ensure that homes and jobs are provided in the most sustainable way that maximises benefits for local communities.
43. Once formally adopted, the Wiltshire Core Strategy, along with the Inspector's Report, Adoption Statement and finalised Sustainability Appraisal, will be published and made available for inspection.

Alistair Cunningham

Associate Director Economic Development and Planning

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Date of Report: 9 January 2015

The following unpublished documents have been relied on in the preparation of this Report:

None

Appendices:

Appendix 1: Inspector's Report - Report on the Examination into the Wiltshire Core Strategy, 1 December 2014

Appendix 2: Wiltshire Core Strategy (Adoption text).

Appendix 2a: Schedule of Policies Maps and Figures to be inserted into Wiltshire Core Strategy text

Appendix 3: Update to the Sustainability Appraisal of the Wiltshire Core Strategy

Appendix 4: Addendum to the Habitats Regulations Assessment of the Wiltshire Core Strategy

Appendix 5: Relevant extract from draft Cabinet minutes of 16 December 2014

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Report to Wiltshire Council

by **Andrew J Seaman BA (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 1st December 2014

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

**REPORT ON THE EXAMINATION INTO THE
WILTSHIRE CORE STRATEGY**

Document submitted for examination on 10th July 2012

Examination hearings held between 7th May and 18th July 2013; 30th Sept 2014

File Ref: PINS/Y3940/429/9

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Main Abbreviations Used in this Report

AA	Appropriate Assessment
AHVA	Affordable Housing Viability Assessment
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
CIL	Community Infrastructure Levy
CS	Core Strategy
Framework	National Planning Policy Framework
GTAA	Gypsy and Travellers Needs Assessment
GI	Green Infrastructure
IDP	Infrastructure Delivery Plan
HLS	Housing Land Supply Statement
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
LCA	Landscape Character Assessment
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LP	Local Plan
MM	Main Modification
PPG	Planning Practice Guidance
PPTS	Planning Policy for Travellers Sites
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SAC	Special Area of Conservation
SPA	Special Protection Area

Non-Technical Summary

This report concludes that Wiltshire Core Strategy provides an appropriate basis for the planning of the county over the plan period providing a number of modifications are made to the Plan. Such modifications have arisen over the course of the Examination and are provided in the Appendix at the end of this report. The majority have been proposed by the Council who specifically requested that I recommend any modifications necessary to enable them to adopt the Plan.

The modifications cover a wide range of matters and include:

- An increase in the minimum number of houses to be provided over the plan period, from 37,000 to at least 42,000 and revisions to their distribution;
- A commitment to partially review the Core Strategy to enable an adequate development plan basis for decision making over the plan period to 2026;
- A commitment to produce additional Development Plan Documents to ensure the effective delivery of necessary development. Such documents will include a Housing Sites Allocation DPD, a Gypsy and Traveller DPD based upon updated needs evidence and a Chippenham Site Allocation DPD;
- The creation of two different affordable housing targets across the county to reflect development viability;
- Clarification of the approach to be taken towards renewable energy to be consistent with national policy;
- Clarity of the approach to be taken towards natural and heritage assets to be effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Wiltshire Core Strategy (CS) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (the Framework, paragraph 182) makes clear that to be sound a Local Plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the Wiltshire Core Strategy Pre-Submission Document (February 2012) published for consultation in February 2012.
3. Within the submission documentation, the Council identified a number of changes to be made to the Plan arising from the consultation¹. Subsequently, further focussed consultation was undertaken to incorporate the schedules of proposed changes (including that affecting Core Policy 42), the publication of the Framework and the Planning Policy for Traveller's Sites, changes made to the Sustainability Appraisal (SA) report and to clarify that the previous consultation had been an opportunity to comment upon the Pre Submission document as a whole. I have had regard to the consultation outcomes.
4. Subsequent to the Hearings of 2013, post hearing consultation and correspondence, the Council produced additional evidence² and proposed further modifications to the submitted plan, this included updates to the SA and Habitats Regulation Assessment (HRA). Public consultation³ upon these matters was undertaken in April and May 2014 in conjunction with an opportunity to comment upon the implications of the publication of the government's Planning Practice Guidance (PPG published March 2014). A further Hearing in relation to matters concerning Matter 4 was held on 30th September 2014. I have had regard to the resulting evidence, including all consultation comments, in its totality.
5. This report deals with the main modifications that are needed to make the CS sound and legally compliant and they are identified in bold in the report (**MM**). In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the CS unsound/not legally compliant and thus incapable of being adopted. These main modifications, predominantly derived from the Council's own proposals, are set out in the Appendix.
6. The main modifications that go to soundness have been subject to public consultation and, where necessary, SA. I have taken the consultation responses into account in writing this report.

¹ WCS/02 Appendix 11

² EXAM/54, 72, 73, 74, 78 and 84 to 91.

³ See EXAM/89A, 97A, 98, 99, 101 et al

Assessment of Duty to Co-operate

7. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.
8. The Council's Statement on the 'Duty to Cooperate'⁴ sets out the principal activities undertaken in the preparation of the CS. It recognises that at the time when the 'Duty' was enacted the CS was at an advanced stage of preparation yet also indicates that the work of the Council has sought consistently to build meaningful partnerships with appropriate parties to deliver solutions to common strategic issues. Inevitably, this has necessitated working with a large number of adjacent and nearby local authorities⁵ which has provided due consideration of various matters, including those influenced by the proximity of key settlements such as Bath, Bristol and Swindon. These matters are discussed further below. I am mindful of the Statements of Common Ground⁶ which have been produced illustrating the nature of such work. Similarly, the Council has worked with other prescribed bodies, including Natural England, English Heritage, the Highways Agency and the Environment Agency, to ensure suitable dialogue and actions upon relevant areas of interest. The balance of evidence indicates that such partnership work is set to continue into the foreseeable future.
9. Indeed, the evidence must be considered in its totality. With due regard to SOCG/31⁷, the Council's actions are the product of the internal working relationships and processes between elected Members and Officers. As such, Officers of the Council maintain the position that Section 33A has been discharged in its entirety and that the Council Members had been informed that 'steps taken to prepare the draft Core Strategy are considered to be compliant with legislative requirements'. Whilst the Council has detailed its working arrangements with prescribed bodies there is no single evidence source which baldly indicates how Section 33a)(6)(a) and (b) have been discharged. Nevertheless, there is considerable information indicating the nature of engagement between neighbouring authorities. This includes the Borough of Swindon, whereby Appendix 3 of DEM/40⁸ indicated the relative stages of plan preparation between the two authorities and the scope for joint working if necessary upon a joint site allocations plan. I appreciate that progress upon the plans of both Council's has been made and inevitably the effectiveness of any cooperation will need to reflect any changes in circumstance over time. Whilst there is invariably scope for greater detail to be provided in the way in which legal requirements are discharged and the need for constant review of on-going processes, overall, such evidence is indicative that S33A has been addressed adequately.
10. Notwithstanding the effectiveness of such cooperation which is discussed in greater detail elsewhere in this report, the evidence indicates that the Council

⁴ WCS/07 (including EXAM/16)

⁵ WCS/07 Section 3

⁶ See Section 22 of Document Library List

⁷ Statement of Common Ground with RPS re Duty to Cooperate

⁸ Wiltshire Council – Submission of Wiltshire Core Strategy and Review of Local Development Scheme

has engaged constructively, actively and on an ongoing basis with necessary prescribed bodies so as to discharge the duty referenced in Section 33A.

Assessment of Soundness

Preamble

11. A series of public hearing sessions was programmed to commence in May 2013. Each session was led by an agenda that followed the previous identification of a number of 'Matters and Issues' which I wished to examine further. Each agenda enabled opportunity for submissions to be made as appropriate and also included 'Other Matters' which represented an opportunity to raise additional relevant matters for discussion at each session. Through this methodology a fair and transparent opportunity was provided for all interested parties to raise matters of relevance and concern.
12. The Plan was prepared whilst the Regional Spatial Strategy⁹ (RSS) for the South West remained extant and whilst the replacement draft RSS was in production. The subsequent revocation of the RSS was completed whilst the Hearings were in session. An opportunity for all interested parties to comment upon any potential implications arising from the revocation was provided and I have taken into account both the comments received and the revocation itself.
13. Where references are made within this report to the 'county' of Wiltshire these are not intended to include the Borough of Swindon.

Main Matters

14. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have identified ten main matters upon which the soundness of the Plan depends. These are addressed, primarily, in turn.

Matter 1 – Procedural Matters, Legal Compliance and Vision

Does the Core Strategy have a robust vision for Wiltshire and has it been positively prepared in compliance with all relevant legal requirements?

15. The CS has been in preparation for some years and there is an extensive evidence base¹⁰ which has informed its content. It has been produced in accord with the Council's Local Development Scheme (LDS) albeit, due to a need for additional consultation, the examination process has been extended beyond the anticipated timeframe. The LDS has been updated during the course of the Examination¹¹ and the Council intends further updates upon adoption of the CS. With due regard to the Framework¹², I am satisfied that there is clear justification, based on the complexity of the issues and the scale of the county, for the adopted approach of the LDS which identifies the additional planning documents to be produced within Wiltshire¹³. For reasons

⁹ Formerly RPG10

¹⁰ See Core Strategy Document List et al

¹¹ EXAM/78B

¹² Para 153

¹³ EXAM/78B Table 2

of clarity and effectiveness, the revised intentions of the Council should be reflected within the CS and I recommend accordingly (**MM1**). On the balance of the available evidence, suitable regard would appear to have been had to the Council's Statement of Community Involvement¹⁴ in the overall plan production process.

16. The CS contains a Vision that is predicated upon sustainable patterns of development focussed on the settlement hierarchy of Wiltshire wherein partnership working with communities is key. Underpinning the vision are six specific, albeit cross cutting, strategic objectives that encompass all policy areas deemed necessary for the document; these address economic, social and environmental considerations in the context of national policy. These are set out clearly within Section 3 of the CS. I am mindful that the vision and the strategic objectives have been developed through an iterative process which has drawn upon the evolving evidence base and the various rounds of community consultation. Whilst individual opinions may vary upon the specific wording of both the vision and the strategic objectives, I am satisfied that these embodied principles are justified adequately by the evidence. With particular regard to transport issues, these can be incorporated reasonably into the broad heading of 'Infrastructure' within Strategic Objective 6 and such an approach does not represent a flaw in the plan.
17. There is adequate evidence within the text of the CS, for example in relation to the community areas of Wiltshire, that the Council has had due regard to the existing Community Strategy¹⁵. The CS has been subject to an Equalities and Diversity Impact Assessment¹⁶ which follows a reasonable and robust methodology. This broadly and reasonably concludes that the plan would have a positive and inclusive impact on equality and diversity throughout the county.
18. The Council has confirmed¹⁷, with due regard to the publication and availability of documents, advertisements and notification, that it considers that the CS has been prepared in accordance with the statutory procedures and associated regulations. In this regard, I am mindful of the range of information produced via the Council's consultation processes and which are summarised in the Consultation Methodology Output Report¹⁸ and elsewhere¹⁹. The body of evidence indicates adequate procedural compliance.
19. Although the Framework was issued whilst the CS was being prepared, the Council has confirmed that the submitted plan, when considered as a whole, has been produced to be consistent with national policy. Various concerns have been raised from the consultation processes as to whether the document places an undue emphasis upon economic priorities to the potential disadvantage of, for example, considerations affecting the natural environment. The Council considers that the CS seeks a balanced approach to sustainable development in accordance with the Framework; such balance is important and, for the purposes of effective implementation, the addition of

¹⁴ SCI/01

¹⁵ CPP/08 Wiltshire Community Plan 2011-2026: 'People, Places and Promises'

¹⁶ WCS/03

¹⁷ WCS/PS/M1

¹⁸ WCS/02 – Regulation 22(1)(c) Statement

¹⁹ Section 5 of Document Library et al

text to the introduction of the document would ensure specific consistency with the Framework. I have recommended accordingly (MM1).

20. The CS plan period extends to 2026. Whilst this is not the preferable 15 year horizon advised by the Framework, such a period is specifically supported by the available evidence and, on balance, is sufficient to be considered appropriate and does not run counter to the PPG. Simple extrapolation of growth rates to extend the CS period would be a crude means to simply meet a 15 year aspiration; such an approach is not warranted in light of the Council's intention to monitor the effect of the CS and to ensure it is subject to partial review at an early date. Indeed, the Council has clarified²⁰ that it will be undertaking a planned early review of the CS to ensure "the development provision looks to an appropriately long term end date" which will be supported by an updated Strategic Housing Market Assessment (SHMA). Further detailed matters relating to the Framework are discussed below.
21. The Council confirms that Appendix D of the CS provides a clear indication of 'saved' policies subject to its proposed changes²¹ deemed necessary following a post submission review. To ensure consistency and effectiveness, I recommend further in relation to Purton Brickworks (**MM2**). The Council intends that the programmed CS Review will provide a suitable opportunity to reassess such saved policies with a view to their replacement. Such an approach is a practical way forward albeit I recommend further with regard to Westbury (see below).
22. The Policies Maps have been altered to reflect the content of the CS and there is no evidence to suggest that the Council's commitment to ensuring they are updated, maintained and kept under review as necessary will not be met.
23. The submitted CS has been informed by an iterative process of SA²² which the Council considers to have been inclusive²³. It is a matter of fact that the SA process has been undertaken with each consultation draft of the CS since 2009 with the intention of satisfying the SEA Directive and associated regulations²⁴. Such ongoing work incorporates the post submission CS changes proposed by the Council. As part of the SA process consideration has been given to reasonable alternatives to the submitted content of the CS and its policies. The Council considers that the SA adequately summarises or repeats the reasons that were given for rejecting alternatives at the time when they were ruled out and that those reasons remain valid. Whilst specific details of this process are analysed as necessary in subsequent sections of this report, including matters affecting strategic allocations and contingency, the evidence indicates that the Council has undertaken a proportionate and adequate degree of SA relevant to the CS and its content.
24. The Council identifies²⁵ that it has discharged its obligations under the Habitats Directive and associated Regulations such that it is satisfied that the Plan,

²⁰ EXAM/108

²¹ As revised in EXAM/04 and EXAM/56

²² See SUS/11 – 20, 26, 27, EXAM/05 – 5E, EXAM/57, EXAM/88, EXAM/99 et al

²³ WCS/PS/M1

²⁴ The Environmental Assessment of Plans and Programmes Regulations 2004: Statutory Instrument 2004 No. 1633

²⁵ WCS/PS/M1 and SUS/36, EXAM /58, EXAM/89 et al

either alone or in combination, will not affect adversely the integrity of any Natura 2000 site. In so doing, it relies heavily upon its 'Assessment under the Habitats Regulations'²⁶ which sets out a reasonable methodology²⁷ for identifying sites that could be affected by the CS, the 'key issues' likely to cause significant effects, their analysis (alone and in combination) and appropriate assessment (AA) of all likely significant effects for each Natura 2000 site. In support of its approach, the Council has published three specific further planning documents²⁸ addressing Natura 2000 sites with the intention that adverse effects from development may be avoided.

25. I am mindful that there is no outstanding objection from Natural England with regard to the approach taken by the Council to Natura 2000 sites. In particular, the Council has completed a Statement of Common Ground with Natural England²⁹ wherein "*both parties agree that the Council has carried out a Habitats Regulations Assessment of the potential effects of the Plan upon the Natura 2000 network both alone and in combination with other plans and projects...*". Agreement is reached that the CS would not have any adverse effects upon the integrity of any European designated site subject to certain amendments shown within the schedule of preferred changes of the Council. Indeed, I also note SOCG/33³⁰ which clarifies additional potential changes to the CS. Natural England also states that it has no outstanding concerns with respect to the SA for the purpose of The Environmental Assessment of Plans and Programmes Regulations and European Directive 2001/42/EC. With due regard to the available evidence, nor do I.
26. Submissions have been made to the Examination that the Council is failing to meet its obligations with regard to the HRA, the Habitats Directive and the associated regulations. However, in considering the Habitats Directive et al, the Council has been mindful of the strategic nature of the CS which seeks to identify the broad strategic needs of the county and a broad delivery framework based on a clear settlement hierarchy. The Council places reliance on the role of neighbourhood planning to assist in delivering the development required in addition to the strategic allocations identified for key settlements within individual Community Areas. The Council will also be producing its Housing Sites Allocation DPD (Sites DPD) which will be subject to separate HRA. Based upon this approach, the Council considers that its submitted HRA is a proportionate and adequate analysis of the CS in relation to Natura 2000 sites and that, with the modifications proposed to the submitted plan, there will be no adverse effect upon their integrity. With regard to the input of Natural England, including the Memorandum of Understanding³¹, I agree.
27. There remains an evident need for project level work to be undertaken in relation, for example, to strategic allocations that are sensitively located in relation to Natura 2000 sites; these are discussed in greater detail below as necessary. However, the content of the CS and the safeguards it contains means that the plan, alone or in combination should not have a significant

²⁶ SUS/09 and SUS/36 and EXAM/58, EXAM/89

²⁷ SUS/36 Section 2 et al

²⁸ CPP/118; STU/207; STU/208 – Stone Curlew Mitigation Strategy; River Avon SAC Planning Procedure; Wiltshire Bats SAC Planning Guidance

²⁹ SoCG/5 (inc Addendum)

³⁰ Statement of Common Ground with Campaign to Protect Rural England

³¹ EXAM/108

adverse effect upon the integrity of any Natura 2000 site.

28. Wiltshire is a predominantly rural county. It has areas of national significance as determined by the partial presence of three Areas of Outstanding National Beauty (AONBs) and part of the New Forest National Park; these factors are reflected specifically in Core Policies 51 and 25 respectively. The Stonehenge and Avebury World Heritage Site is also present. Submissions have been made that the CS has failed to consider adequately the presence of AONBs within the county and consequently their national significance³² has not been taken into account sufficiently in the distribution of development. Concerns have been raised that the formulation of the CS and its evidence base has not sought to differentiate adequately between AONBs and other parts of the county.
29. The Council considers that adequate regard has been had to the presence of AONBs although has subsequently proposed changes to the CS to clarify its approach, particularly in relation to Core Policy 51. Such changes emphasise the statutory purpose of such designated areas. Notwithstanding subsequent discussion below in relation to Marlborough, Warminster and Core Policy 51, I agree that the evidence base could have more clearly recognised the potential effect that AONB designation would have upon development proposals and its distribution at the general level, for example the Strategic Housing Land Availability Assessment (SHLAA)³³.
30. However, such evidence certainly does not prohibit the AONB designations from being a material consideration in subsequent decision making nor does it indicate that unsuitable development would necessarily be required or be acceptable in such sensitive landscape areas. I recommend modifications which will ensure consistency with national policy and adequate effectiveness (**MM 3**). Based upon the discussion at the hearings and the submissions made, it is apparent that all parties need to maintain a constructive dialogue to ensure a common understanding and compatibility of approach towards the AONBs and new development proposals. Whilst further detailed matters are addressed below, the modified CS at a strategic level takes an approach towards such sensitive areas that is sufficiently consistent with national policy and is justified.

Matter 2 – Settlement Hierarchy and Delivery (Policies CP1 & 2)

Is the settlement strategy justified by the evidence base and will it be effective in realising the objectives and vision of the CS?

Core Policy 1 Settlement Strategy

31. Chapter 4 of the CS sets out how the Vision will be delivered through the spatial strategy for Wiltshire. Fundamental to this process is the settlement strategy set out by Core Policy 1 which indicates the hierarchy of settlements within the county. This hierarchy is informed adequately by the Council's analysis of the role and function of settlements³⁴ which takes into account the geographic position of each settlement and the surrounding area within which

³² Framework paragraph 115 et al

³³ STU/05

³⁴ TOP/04 - Topic Paper 3 et al

it is located. Consequently, the Principal Settlements are identified robustly alongside the Market Towns, Local Service Centres and, with only a few exceptions which are referenced further below, the Large and Small Villages.

32. Market Towns are identified as settlements that have the potential for significant development. Based on the Council's analysis of the role and function of those identified, the approach of CP1 seems justified albeit that there is no automatic necessity that all market towns within Wiltshire should have strategic allocations identified. Future development may occur in a potentially significant manner through other means; for example, allocations within the Sites DPD.
33. Further analysis of relevant settlements is undertaken as necessary in each Community Area elsewhere in this report, however, the balance of the available evidence does not support the designation of Pewsey as a Market Town at this time due to its relatively limited size and employment base. Similarly, Purton occupies a somewhat unique position close to Swindon and Royal Wootton Bassett. Despite its secondary school, the evidence does not substantively indicate that it serves a wider rural hinterland in other regards and it has a somewhat limited role in terms of its employment provision and basic level of facilities. I conclude that it is suitably referenced within the submitted CS.
34. Large and Small villages are also indicated adequately within the CS on the basis of the analysis the Council has undertaken. There is insufficient evidence to the contrary that warrants alterations other than the limited changes identified by the Council which are based upon updated information. For the reason of justification and effectiveness I recommend such modifications accordingly (**MM 4**).
35. The CS refers to defined settlement boundaries for the hierarchy at the level of Large Villages and above. By such means the Council intends to provide clarity on what forms of development may be carried out where in a manner consistent with the Framework. There is no compelling evidence to suggest that such an approach is flawed, particularly in the context of the Planning Practice Guidance which indicates all settlements may play a role in delivering sustainable development in rural areas³⁵.
36. However, the Council has not reviewed the extent of the boundaries to inform the CS; instead relying upon the pre-existing development plan documents. Some of these were adopted several years ago, for example the Kennet Local Plan (2004), and it cannot be argued with great strength that the settlement boundaries contained therein are up to date for the purposes of the CS plan period. Indeed, the Council concedes in Topic Paper 3 'Settlement Strategy' that whilst existing boundaries offer protection to the countryside and guard against urban sprawl/ribbon development they are out of date, do not reflect current urban form and require review and updating ... 'a new boundary would be the ideal solution'³⁶. To review boundaries, the CS identifies community led planning as the vehicle to deliver the necessary updates. However, there remains a considerable risk that, for example, Neighbourhood Plans will not be

³⁵ PPG Paragraph: 001 Reference ID: 50-001-20140306

³⁶ TOP/04 p46

delivered across the county in a comprehensive or timely fashion. Such an outcome would, in the context of the CS Settlement and Delivery Strategy, potentially preclude development initiatives on the basis of an unjustified evidence base and therefore not represent a positive form of planning.

37. The large geographic scale of Wiltshire and the sheer number and variety of its settlements does present challenges to the practical completion of an appropriate and swift review of settlement boundaries. Rather than delay to a disproportionate extent the potential adoption of the submitted CS, there is scope to advance such a timely review through a subsequent development plan document. The Council proposes that such matters could be resolved adequately by the Sites DPD. In short, I agree. Such work can complement that emerging from any advanced community led planning process and would not hinder the review of settlement boundaries in the future. To facilitate the early and effective delivery of development based upon up-to-date evidence I modify the CS accordingly (**MM 5**).
38. Many submissions to the Examination identified the need for CP1 to reference the presence of other settlements such as Bath and Swindon. Clearly, the CS is intended to be the development plan pertinent to the administrative area of Wiltshire Council and therefore its focus is upon the relevant settlements of the area. Nonetheless, the Council acknowledges, for example through the key diagram, its Statements of Common Ground and via joint working initiatives, that neighbouring settlements influence the role and function of settlements within Wiltshire and affect development pressures across the county. Whilst the CS could contain appropriate reference to neighbouring key settlements, for example in the supporting text to CP1, the absence of specific reference does not, in the overall context of the plan, render the document unsound.

Core Policy 2 Delivery Strategy

39. CP2 sets out the Council's approach to delivering new development across the county. As submitted, the policy has been somewhat overtaken by events and is consequently not well supported in its detail and is potentially ineffective. However, the Council has suggested changes to CP2 and its supporting text to clarify the indicative nature of the revised housing and employment land figures quoted and the positive manner in which the Council envisages development being brought forward across the county. Whilst the specific amount of housing and employment land is discussed under Matters 3 and 4 (below) and notwithstanding the way in which residual requirements are ultimately expressed, the revisions to CP2 provide a sufficiently clear indication of the levels of housing and employment land intended over the plan period.
40. The overall indicated quantities of development provide a flexible and positive basis for provision to meet predominantly the needs of the area. These are appropriately expressed as minimums. The policy is underpinned by an aspiration to deliver sustainable patterns of development based upon the settlement hierarchy and through the appropriate use of, where suitable, previously developed land. Furthermore, the policy enables strategic development for certain sites to occur which will be subject to individual masterplanning and community engagement; these sites are discussed in

greater detail in relation to individual community areas. Overall, the general approach embodied in CP2, as proposed to be changed, is consistent with national policy, is justified and consequently sound.

41. Within defined settlement limits the CS maintains a presumption in favour of sustainable development. Outside of such limits, including Small Villages, development will be limited to that which meets certain criteria. The exceptions policies of the CS may also be applied. CP2 therefore relies heavily on the existence of settlement boundaries to manage growth. Whilst the principle of such an approach may be justified in terms of providing plan led clarity to what development may go where, the efficacy of the plan is partially undermined by the absence of particularly robust evidence in support of the identified limits for each settlement. Whilst a combination of commitments, windfalls and strategic allocations may ensure a supply of development land to meet needs in the shorter term, the effectiveness of CP2 in combination with CP1 is dependent upon a timely review of settlement limits as described in paragraph 37 above. This factor reinforces the justification for MM5.
42. Subject to a review of the settlement boundaries, the CS provides a clear framework for decision making in relation to new development. CP2, as proposed to be altered by the Council, incorporates sufficient flexibility so as to be effective in its operation. Thus the objective to develop on previously developed land is guided by an approximate and not prescriptive target of 35%; furthermore, there remains scope to develop outside of current settlement boundaries subject to policy review/further development plan production or community led plans. CP2 provides a clear yet flexible framework for delivering a range of development across Wiltshire that is not skewed unduly to the identified strategic sites. The Sites DPD will provide a further opportunity to clarify and maintain the delivery of adequate housing.
43. The CS is clear that the distribution of housing land in terms of ensuring adequate supply will be disaggregated in accordance with three housing market areas. I am satisfied, based on the broad assessments of housing need, that such an approach is an appropriate scale for consideration rather than the smaller community areas which would limit the flexibility and effectiveness of the plan. I am also satisfied that the identification of indicative levels of housing for Community Areas is not unduly rigid or prescriptive; such an approach will enable suitable flexibility to be applied by the Council in managing the effective delivery of necessary housing within the HMAs.
44. As noted above the Council has proposed changes to CP2. These clarify the nature of the policy and its indicative ambitions for new development. For reasons of justification, effectiveness and consistency with national policy, I recommend accordingly (**MM 6**).

Summary

45. The settlement strategy, as proposed to be modified, is justified by the evidence base and will be effective in realising the objectives and Vision of the CS as a whole.

Matter 3 – Economy (Policies CP2 & CP34 – 40)

Does the CS provide the most appropriate and robust strategy for the economy with due regard to cross border issues? Is the approach evidenced adequately and consistent with national policy? Will the approach be effective?

Employment Land

46. CS Strategic Objective 1 sets out the Council's aim to secure a resilient, sustainable and competitive economy, characterised by higher value and higher skilled jobs aligned with the objectives of the Swindon and Wiltshire Local Enterprise Partnership (LEP). The evidence base which underpins SO1 and the delivery policies within the CS is comparatively extensive and incorporates both quantitative and qualitative considerations, including the Wiltshire Workspace and Employment Land Review³⁷ and a range of information produced to inform the adopted South Wiltshire Core Strategy.
47. Amongst other sources, the Council's Topic Paper 7³⁸ 'Economy' and its position statement³⁹ identify a range of economic issues affecting Wiltshire, including an historic outward facing economy and the impact that the proximity of major centres of economic activity, including the more distant effects of London, have upon the county and its settlements. There is adequate evidence of joint working arrangements with nearby authorities such as Swindon, Bristol and Bath and North East Somerset such that the CS has been informed adequately by the wider regional context. The Duty to Cooperate has been addressed adequately in this regard.
48. The evidence provides an analysis of the character and sector influences within the Wiltshire economy with due regard to its regional and spatial context and, in essence, has led to a strategy which seeks to reduce net out commuting through the provision of increased numbers of local jobs. The CS aims to increase the degree of self-containment within Wiltshire's communities and deliver significant private sector employment opportunities.
49. To do so, the CS contains a suite of related policies that intend to aid economic growth. The provision of employment land throughout the county, reflecting the settlement hierarchy and the economic zones of the LEP, is intended to enable inward investment opportunities, particularly for small and medium sized businesses, whilst providing growth opportunities for indigenous employers. The CS will provide at least 178 ha of new employment land spread throughout the community areas of Wiltshire. As set out in CP2, this will be delivered through a combination of new strategic allocations, through mixed use urban extensions and through retained Local/District Plan allocations. This figure is ambitious but is broadly supported by the available evidence and I have no substantive reason to consider it is not justified adequately.

³⁷ STU/20

³⁸ TOP/11

³⁹ WCS/PS/M3

Additional Employment Land

50. Core Policy 34 provides for the supply of employment land in addition to that allocated by the CS. The policy is consistent with the thrust of the overall plan through its positive approach to development within larger settlements. The Council has suggested changes to clarify the approach to be taken in relation to office development and to clarify the cited criteria. Such alterations will aid the effectiveness of the policy in its operation, ensuring adequate flexibility for the consideration of a broad variety of potential developments. The Council's changes would also clarify the approach to be taken towards developments that may address the wider strategic interests of Wiltshire's economy which necessitates a greater degree of flexibility. I recommend such modifications accordingly (**MM7**) with a necessary addition to criteria 'iii' that recognises the role of existing businesses within villages.

Existing Employment Sites

51. The Council's evidence base, including Topic Paper 7, its associated documents and the SA, provides an adequately robust assessment of existing employment sites throughout the county. It provides adequate justification, with due regard to alternatives, for the retention of Principal Employment Areas, particularly given the aim of Strategic Objective 1. As indicated by the Framework, the Council will need to regularly review its land allocations particularly where local circumstances indicate a limited need for employment land or where specific constraints to delivery may exist. This can be undertaken through the monitoring framework and potentially through either the review of the CS, the production of subsequent development plan documents or via community led planning initiatives. Nonetheless, the Council's proposed changes to the CS provide a degree of flexibility towards the release of employment land, including that within Principal Employment Areas and, subject to slightly alternative text, I recommend accordingly (**MM8**). Overall the approach of CP35 is justified adequately and will be effective in operation.

Economic Regeneration

52. Core Policy 36 relates specifically to the regeneration of previously developed land within higher order settlements. The policy seeks to take a positive approach to regeneration opportunities, subject to any proposals assisting the specific strategy for the relevant settlement and/or enhancing the viability and vitality of any affected town centre. As such, and subject to the modification proposed by the Council, the policy accords with the thrust of Sections 1 and 2 of the Framework. I recommend accordingly (**MM 9**).
53. The policy is less clear as to the approach to be adopted in relation to Large and Small Villages. The Council has indicated that neighbourhood planning processes may address economic regeneration opportunities in other locations but, while such circumstances may not be common within smaller settlements, this is not contained within CP36 or its supporting text. To provide clarity for reasons of effectiveness, I modify the CS accordingly (**MM 10**).

Military Establishments

54. Wiltshire has a history of military activity which is acknowledged within the

evidence base⁴⁰. Whilst many sites remain in active use, others have become surplus to requirements. The Council appears to have effective working arrangements in place with the Ministry of Defence and Core Policy 37 aims to provide a strategic policy lead on two levels. Firstly, it clarifies how new development and changes of use of operational facilities may be considered and, secondly, how the redevelopment, conversion or change of use of redundant sites and buildings will be resolved.

55. The Council's approach is sufficiently clear. Whilst concerns have been raised as to the effectiveness of Core Policy 37 with regard to its flexibility, I am satisfied that the policy is consistent with the sustainability aims of the Framework and the overall thrust of the CS. New development linked to operational capability will be supported. Appropriate redevelopment, conversion or changes of use will be permitted subject to the proximity of sites to existing settlements and the nature of the end use; economic led development through a masterplanning process will be favoured.
56. The Council has proposed a change to CS paragraph 6.23 which, whilst providing further clarity to the intentions of Core Policy 37, is not essential to secure the soundness of the CS. Overall, the approach of Core Policy 37 is justified, consistent with national policy and will be effective.

Retail and Leisure

57. With regards to retail and leisure matters, the CS is informed by a reasonably broad evidence base which includes the Council's Topic Paper 6 and the Wiltshire Town Centre and Retail Study⁴¹. Such evidence undertakes a proportionate analysis of existing settlement functions and incorporates suitable consideration of both quantitative and qualitative requirements across the county; these are reflected as necessary in the relevant community area policies.
58. Core Policy 38 seeks to enhance the vitality and viability of town centres in a positive manner that is consistent with the overarching thrust of the Framework. The Council has proposed a threshold for a retail impact assessment which, whilst low, is justified adequately by the available evidence; it provides a degree of protection for smaller centres from harm that may arise from more significant out of centre proposals.
59. The Framework requires that plans should, amongst other matters, define the extent of town centres and primary shopping areas based on a clear definition of primary and secondary frontages in designated centres. In this regard, the CS relies upon preceding policy documents and their saved policies. Such plans are not up-to-date and therefore the robustness of the approach of the CS is undermined. The evidence base cannot be considered to be strong with regard to designated frontages. The Council proposes that the review of the CS will provide an early opportunity to update the designated town centres and their frontages. Whilst it would be preferable to have undertaken such a review prior to the submission of the CS, I am satisfied, on balance, that provided the Council commits to update its evidence expeditiously then the submitted CS operating alongside the Framework and other material

⁴⁰ TOP/19 et al

⁴¹ STU/95 and 94

considerations provides a proportionate approach whereby decisions can be made in the interim. I recommend a modification accordingly (**MM 11**).

Tourist Development and Accommodation

60. As indicated by the evidence base⁴², tourism plays a notable part within the Wiltshire economy. Core Policies 39 and 40 were consequently introduced to the CS to ensure its importance was reflected appropriately.
61. Core Policy 39 refers to tourist development and, in a manner consistent with the overall document, places a locational emphasis upon the settlement hierarchy. This supports the approach of the plan towards sustainable forms of development and is consistent with the Framework. The policy provides adequate flexibility for development away from settlements and may be considered justified and effective. The Council's suggested changes are not necessary for soundness.
62. Core Policy 40 relates to accommodation. The Council has proposed changes which will avoid an anti-competitive approach to new development and which will secure a suitably flexible policy basis for decision making both within and outside of settlements. To ensure an effective and justified approach, I recommend such modifications accordingly (**MM 12**).

Matter 4 – Housing (Policies CP2 & CP43 – 47)

Is the Core Strategy's approach to housing provision sufficiently justified and consistent with national planning policy? With particular regard to deliverability, has the Core Strategy been positively prepared and will it be effective in meeting the varied housing needs of the county over the plan period?

63. Strategic Objective 3 of the CS seeks to provide everyone with access to a decent affordable home and Core Policies 2 and 43 to 47 specifically address how the Council envisage this would be achieved.
64. With the aim of boosting significantly the supply of housing, the Framework is clear that an evidence based approach should be taken to ensure that any Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area (HMA) as far as is consistent with the other Framework policies. It is consequently important that the full objectively assessed needs are quantified. The Framework and the PPG indicate that Councils should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups.
65. The Council has produced a body of evidence which relates to the housing requirement for Wiltshire. The majority of such evidence predates the publication of the PPG and understandably therefore has not been prepared in that context. I am mindful that, notwithstanding the recommended methodology, the PPG states that there is no single methodological approach to the assessment of development needs. Amongst others, the Council's evidence includes Topic Paper 15 'Housing Requirement Technical Paper', its

⁴² TOP/11, TOP/12, STU/205, STU/93 et al

Housing Matters Paper⁴³ and its Wiltshire Council draft Strategic Housing Market Assessment⁴⁴ (Fordham). The Council considers its evidence to be PPG compliant. Such evidence incorporates data and analysis of household projections, migration, employment trends, affordability and more limited references to what the PPG and the Framework refer to as 'market signals'. In the context provided by the PPG on establishing the need for housing, I have also been mindful of the national statistics relating to household projections which were published in April 2013 upon which opportunity for public comment has been provided. Even more recently the Council has produced additional evidence pertaining to housing matters which I have taken into account⁴⁵.

66. In devising its originally submitted housing figures, predating the publication of the PPG, the Council acknowledged the work it undertook during the preparation of the draft RS for the South West which did not reach final adoption. The draft RS (Proposed Changes) indicated a total housing figure for Wiltshire of 44,400 homes (2006-2026). Following the government's decision to revoke the RSS tier of plan making, the Council reassessed its housing requirements. Topic Paper 15 provides an indication of the key considerations that led to the housing figure contained within the submitted CS; these include the economic aspirations of the county, population growth, changes affecting military deployment within the county and general housing need.
67. The draft RS identified three HMAs within which parts of Wiltshire were located. These were generally broader areas than those defined by the Council's Fordham work and extended beyond Wiltshire's boundaries to encompass settlements such as Swindon, Bath and Bristol. Given travel to work patterns this is unsurprising. Subsequently, the Fordham work acknowledges the challenges faced in defining HMAs, particularly in a large rural county influenced by nearby urban conurbations and I accept that it is not a precise science. The Council, following the Fordham analysis, has elected to define three main HMAs lying within the county that are informed by factors which include an estate agents survey and a search patterns analysis. This does address some of the contextual, migration, house price data and other market signals relevant to Wiltshire as referenced in the PPG.
68. I have some reservations at the potential artificiality of delineating the Wiltshire HMAs in line with the county boundary, particularly where commuting information indicates the 'pull' of settlements such as Swindon and Bath. However, the Fordham work itself (Sections 3 and 4) does acknowledge the fact that the Wiltshire housing market is influenced by settlements further to the east, the west and the south. On balance and with regard to the ongoing work of nearby authorities with whom Wiltshire Council is engaged as recommended by the PPG, the three HMAs defined by the Council are an adequate basis upon which the housing requirement for the county can be assessed.
69. The Fordham evidence follows a reasonably comprehensive methodology in assessing aspects of housing need utilising a range of data which includes the

⁴³ EXAM/02B

⁴⁴ STU/21

⁴⁵ Including EXAM/84-91, 109

2008 ONS population and household projections. This document provides an initial estimate that the net annual future housing need across Wiltshire is 3,724 households (disaggregated across the HMAs)⁴⁶. With due regard to the Long Term Balancing Household Model used, the Fordham work indicates that 34,000 new dwellings are required over the 15 year period to 2026; dwelling completions to 2011 have been approximately 10,000.

70. During the course of the Examination, the Council clarified its position that, for the purposes of assessing the housing need of the relevant Wiltshire HMAs, its Strategic Housing Market Assessment (SHMA) is actually comprised of two documents: the Fordham work⁴⁷ (Dec 11) and Topic Paper 15 (Jan 12). Whilst these two documents appear to have been prepared in parallel, they are not readily assimilated to provide simple clarity as to the objective housing needs of the locality as required by the Framework which was subsequently published in March 2012.
71. In developing its preferred figure, the Council has applied a variety of considerations to the available data, for example assumptions relating to migration. In its analysis of housing requirements (Topic Paper 15), a number of population projections for Wiltshire based on different assumptions was developed. This ultimately led the Council to identify a broad range of housing requirements over the plan period in the order of 35,900 to 57,800 dwellings. The upper figure was derived from an economic led scenario, the lower figure from a job alignment scenario and a mid-range figure of 43,200 was based on a population led scenario (43,900 if allowing for concealed households). Topic Paper 15 indicates⁴⁸ that the Council's housing projections forecast the requirements for Wiltshire alone and make no allowance for neighbouring Swindon and that further development to the west of Swindon should be seen as being in addition to that required for Wiltshire.
72. With regard to its mid-range figure the Council considers that past population and migration trends are a useful benchmark for housing needs driven by demographic factors but that these should not be relied upon and will not continue over the plan period due to changes, for example, in economic conditions (away from historic buoyancy) and the effect of the CS policies themselves over time. However, there is little substantive evidence that such a change to past trends would necessarily occur. Paragraph 50 of the Framework recognises the role of planning for a housing mix based on current and future demographic trends, market trends and the needs of different groups. Consequently, I place some weight upon the demographic evidence which supports a housing need in the order of 44,000 over the plan period.
73. The Council's range is produced in the knowledge that the evidence, particularly the Fordham work, indicates a significant need for affordable housing. Indeed, the level of need appears so high that its delivery is not feasible based on historic completion rates for all housing or realistic projections.
74. Against this background and in relatively simple terms, the Council considers that its objectively assessed housing need for the plan period is 37,000 net

⁴⁶ STU/21 para 10.7

⁴⁷ STU/21

⁴⁸ Para 5.6

additional dwellings, split across its three identified HMAs. The Council further indicates that for the anticipated 26,670 net additional dwellings (2011-2026) 14,700 should be for the open market, the remainder being shared ownership, affordable rent and social rented with a mix of housing size (see Tables 2 and 3 EXAM/02B et al). The submitted CS is consequently written to enable the delivery of at least 37,000 homes.

75. The Council's justification for the figure of 37,000 new dwellings is provided in the original Topic Paper 15 and elsewhere. However, whilst it represents the Council's preferred quantum of housing, I am not satisfied that it represents the objectively assessed housing need of the Wiltshire HMAs. Such a figure is certainly challenging to derive but the balance of evidence indicates that it is greater than 37,000:

- Based upon the Fordham work, allowing for completions and notwithstanding an affordable housing need that may exceed 1,100 dwellings per year⁴⁹, levels of housing need appear to be in the order of 44,000 dwellings over the plan period.
- Based upon ONS population projections, the Council's evidence suggests the need would appear to be in the order of 43,200 (43,900 allowing for concealed households).
- Alternative assessments of housing need produced by interested parties have utilised the available data in different ways, for example employing the Chelmer methodology, to indicate that levels of need exist above 44,000 dwellings over the plan period⁵⁰. Such approaches incorporate consideration of 2nd home ownership, vacancy rates and the economic aspirations of the Council. Ultimately they support an objectively assessed need that is significantly greater than the minimum CS figure of 37,000 dwellings over the plan period.

76. The 2011-2021 'Household interim projections in England' provide an update on the previously available data. However, I remain mindful that such data does not cover the plan period and therefore a degree of caution, due in part to its reliance upon trends observed over a comparatively short timeframe which includes a period of significant economic uncertainty, should be used in its application to the longer term housing needs of the county (ie beyond 2021). This data indicates a broadly similar rate of population change (2011-2021) to that anticipated by the 2008 ONS data albeit based on a greater population baseline and with a reduced rate of household growth (informed by a slower than anticipated decrease in household size). The way in which such trends are realised over the plan period is important and should be subject to review; meanwhile, more limited weight may be attributed to the 2011 data set as an indicator of longer term housing needs for the purposes of this CS.

77. Migration rates will undoubtedly influence levels of housing need within the county. The 2011 ONS projections are informed by mid-year population estimates which are lower than the 2011 census data subsequently produced. The 2011 ONS projections therefore make assumptions upon net migration that may bear further analysis in relation to the population figures recorded. Clearly reduced net migration will effect housing requirements and thus review

⁴⁹ STU/21 para 9.49 on

⁵⁰ See POS Barton Wilmore and Gladman and Redrow et al

is imperative to ensure adequate housing provision is made. The 2008 projections assume slightly higher migration levels which support a housing requirement in excess of the Council's minimum of 37,000 dwellings. It may be the case that migration will be affected by policy decisions and economic factors but at this moment in time greater weight should be given to the 2008 ONS projections and therefore I am not persuaded that other factors justify a housing need as low as 37,000 homes at this moment in time.

78. Overall, the balance of evidence suggests that the objectively assessed housing need, to be disaggregated across the three Wiltshire HMAs, is currently in the region of 44,000 dwellings over the plan period.
79. Paragraph 47 of the Framework indicates that a Local Plan should meet the full objectively assessed needs for market and affordable housing in the relevant HMA as far as is consistent with the other policies of the Framework. With this in mind, the Council is aware that the Framework requires a Local Plan to be aspirational but realistic (paragraph 154) and I accept that setting a housing requirement which is undeliverable may compromise the ability of the Plan to effectively deliver sustainable forms of development supported by adequate infrastructure. Topic Paper 15 indicates that past delivery rates have been able to average approximately 2,100 homes per annum during the period of 2001-2008 albeit falling to 1,647 in 2009/10. The Council considers that the potential deliverability of housing should result in a base for the dwelling requirement that does not exceed 43,200 new dwellings over the plan period which seems reasonable. Indeed, the evidence indicates that a notable increase in average housing delivery over the remainder of the plan period would be required to deliver, for example, in excess of 44,000 homes.
80. Nonetheless, the Framework calls for a significant boost to housing supply. Achieving an average delivery rate of 2,100 over the entire plan period, not merely the pre-recession period, would be significantly above recent annual performance and the longer term historic average as a whole; it would equate to some 42,000 homes. Whilst the achievement of such a figure should be subject to careful monitoring, the evidence indicates the fluctuations that can occur in the delivery of housing but does not conclusively indicate that such a delivery rate cannot be met during the course of the plan period to deliver the significant boost in housing required to go some considerable way to meeting needs. Against this context and mindful of the content of the LDS (partial CS Review), the subsequent intended early review of the CS, the Sites DPD, the Chippenham Site Allocation DPD and the neighbourhood planning processes will enable the Council to proactively seek to meet, and if necessary reassess, its objectively assessed housing need and plan for its provision accordingly.
81. Indeed, I am particularly mindful that the Council intends to produce a new SHMA by early 2016 which may revise the objectively assessed needs for the relevant HMAs affecting the county and which will inform its plan making processes. Consequently I consider that at this current time the minimum housing figure within the CS should reasonably equate to at least 42,000 homes over the plan period with the flexibility to deliver more. The measured delivery of necessary housing over the plan period does not necessitate undue 'frontloading' in the early years of the plan. Subject to monitoring and management, the approach contained within the CS appears to be appropriate within the Wiltshire context. Planned review of the housing needs and any

new evidence, for example the joint SHMA with Swindon Borough Council, will enable the Council to maintain its plan led approach to the provision of sufficient homes to address needs which may investigate further the need to utilise land outside of the county as necessary.

82. The Council has subjected its housing figures to SA. It's Option 1 related to a range of 35,800 – 42,100 which performed better in sustainability terms than its Option 2 of 56,800 dwellings which would have harmful negative effects in the sustainability balance. I do not consider that Option 3 (20,900 dwellings) is a reasonable alternative in the face of the county housing need. The SA indicates that "... even by providing housing at the higher end of the range, there will be opportunities to mitigate some of the impacts highlighted through strong policies promoting environmental protection within the Core Strategy..."⁵¹. However, whilst the SA considers that the mid-range housing scenario of Option 1 should be pursued, there is no substantive evidence that the upper range (42,100) would be unacceptably harmful in terms of sustainability. Indeed, I am mindful that the draft RS proposed 44,400 new homes for Wiltshire to 2026 and identified no specific sustainability or environmental constraints to such delivery. The subsequent evidence does not indicate a change in circumstance which would lead to a minimum figure of 42,000 not being justified and reasonable. This is not contradicted by the Council's revisions to the SA and HRA and is supported by the Council's update to Topic Paper 15. The relevant parts of modification MM6 are justified accordingly.
83. The evidence supports the CS disaggregation of new housing across the three HMAs of the county which is sound and the effectiveness of the plan is maintained by not inflexibly distributing housing at the more micro level of each Community Planning Area.
84. Building upon the submitted CS⁵² where 200 homes were identified, the Council currently proposes to include 900 homes⁵³, allowed via appeals, to the west of Swindon⁵⁴ within its modified minimum housing provision of 42,000 homes over the plan period. However, the submitted CS indicates that homes in this location would not actually contribute towards the Wiltshire housing requirement, are consequently excluded from the HMA and should be considered as an allowance rather than a requirement whereby in the event of their non-delivery no alternatives would be need to be found. The 900 homes is considerably greater than the 200 home allowance contained in the submitted CS and is proportionately significant. In the context of boosting housing supply and contributing towards meeting the objectively assessed needs of the county, this is a limiting approach. I note that Swindon Borough Council does not rely on these homes to meet its own housing requirement as set out in its emerging Local Plan.
85. Concerns have been raised through representations made to the Examination, that the 900 homes should not be counted as contributing towards the overall CS requirement as their occupation would essentially contribute towards meeting the housing needs of Swindon and that the overall Wiltshire

⁵¹ EXAM/05 para 5.4.40

⁵² WCS/01 para 4.29

⁵³ Now approximately 950 in actual permissions granted.

⁵⁴ Adjacent to the built edge of Swindon whilst within the administrative area of Wiltshire

requirement would remain to be met. Given that the 42,000 homes is a minimum to contribute towards meeting the needs of Wiltshire and that the Framework seeks to boost significantly the supply of housing, there is some validity to such concerns.

86. As referenced within Topic Paper 15, the Council's projections relate to the housing requirements for Wiltshire alone and exclude a Swindon allowance. I consider that a requirement for at least 42,000 homes should consider carefully the likely role of the permitted homes to be provided west of Swindon. Mindful of the appeal decisions themselves, the location of these permissions, and the methodology underpinning the disaggregation of housing across the HMAs, I consider that the practical reality would be that these homes must be considered as contributing towards meeting the housing needs of predominantly Swindon and to a much lesser extent Wiltshire, albeit the split between the two is unquantified. I cannot conclude that the housing requirement contained within the Wiltshire CS should be partially met by relying upon the delivery of approximately 900 homes to the west of Swindon.
87. I have considered whether the soundness of the CS as a whole is undermined by the approach taken towards these homes. Indeed, I have considered the necessity to modify the CS in order to specifically exclude either all or a proportion of the 900 homes from contributing towards the CS requirement of 42,000 homes or, alternatively, to raise the minimum requirement above 42,000. To do either would necessitate the identification of additional housing land within Wiltshire. Given that the Council has committed itself to an early review of the CS, that over 200 of the west of Swindon homes are anticipated to be delivered later in the plan period, from 2019/20 onwards, and that a small proportion of the west of Swindon homes will likely and practically contribute towards the Wiltshire housing requirement, I consider that any necessary additional provision would be proportionately small. This matter can be dealt with most expeditiously through the planned early review of the CS which will include the new joint SHMA, without prejudice to the overall soundness of the CS. As part of MM6 I recommend a change to CS Paragraph 4.29 accordingly.
88. The balance of the available evidence which includes the revised Housing Land Supply Statement (HLS) 2014⁵⁵ suggests, with due regard to a number of appeal decisions including at Malmesbury⁵⁶ that the CS will ensure an adequate five year housing land supply that is consistent with the Framework.
89. The supply of housing land at any given point in time is dependent upon a range of factors and the Council's HLS will invariably alter accordingly. Comparisons based upon previous decisions made upon planning applications and appeals are rarely reasonable or particularly helpful, for example due to the passage of time or the intervening resolution of site constraints. Indeed, with due regard to the appeal decision APP/Y3940/A/13/2200503, the Inspector's reasoning was based upon evidence debated in April 2014 before the most recent updates to the Council's HLS. Similar circumstances exist with regard to appeal decision APP/Y3940/A/13/2206963 whereby I consider that the strategic housing site at Marlborough may form part of the 5 year HLS

⁵⁵ EXAM/91 and 109 and EXAM/114

⁵⁶ APP/Y3940/A/12/2183526 and APP/Y3940/A/13/2200503

and do not consider that the evidence I have been provided with in relation to housing sites at Tidworth and Ludgershall warrants an automatic reduction in the likely housing delivery arising. Inevitably, rates of housing delivery will be subject to careful monitoring and, if necessary, prudent management by the Council.

90. The Council's most recent submissions, including those made to the discussion at the Hearing session of 30th September 2014, identify a deliverable supply of housing land in excess of five years for each HMA and the county as a whole. Whilst it is clear that the delivery intentions for some sites have slipped, for example Ashton Park, Trowbridge, the HLS has sought to take such factors into account through the Council's engagement with the development industry as part of its data gathering processes. I have received no verbal or written submissions that lead me to find that the Council's current HLS, as updated, is not sufficiently robust.
91. I am mindful that the Council's land supply data includes strategic sites at Chippenham that will no longer form part of the CS. The deliverability of housing land at such sites will be further explored by the production of the Chippenham DPD that is intended to be adopted in 2015. Nonetheless, it is evident that much preparatory work upon site suitability has been undertaken and there appears to be a clear commitment from development interests to submit outline planning applications upon various sites in the next 6 months. Without prejudgement of the Chippenham DPD production process and notwithstanding the absence of plan led clarity at this stage upon the merits of such sites and the lead in times which precede actual house building, I find that it is reasonable to include the delivery of housing upon Chippenham sites within the HLS which are currently known to be deliverable. I agree with my colleague in the Malmesbury appeal decision⁵⁷ that to disregard such sites would not be justified at this time.
92. Therefore, whilst I have received submissions in relation to the five year housing land supply stated by the Council⁵⁸ and indicated by the trajectories of the plan (as proposed to be changed), including upon the deliverability and availability of certain sites, the balance of the evidence leads me to find that the Council's HLS, and consequently the CS, does demonstrate an adequate five year supply of housing land.
93. I have considered, as indicated by paragraph 47 of the Framework, whether the Council should demonstrate an additional buffer of 5% or 20% of housing sites. As illustrated by Table 1 of the HLS, housing completions have frequently met the annualised housing requirements of the extant development plans pertinent to each HMA over the last five years. This would justify the use of an additional 5% 'buffer' within the housing land supply.
94. However, it is clear that the CS plan period extends from 2006 and therefore it is not unreasonable to consider whether the Council has been able to secure housing completions against the requirements of the CS itself. The submitted CS required the county wide delivery of 1850 homes per year across the three HMAs. Housing completions at such a level were secured from 2006/7 to

⁵⁷ APP/Y3940/A/13/2200503 Para 125

⁵⁸ And as clarified within EXAM/103 Appendix Aiv June 2014

2008/9 and again in 2013/14, with 1802 homes delivered in 2012/13. When considered across the county, this is not a record of persistent under delivery that warrants a five year housing land supply with a 20% buffer. With the exception of South Wiltshire (which has delivered housing within 10% of requirements on five occasions), the breakdown across the HMAs does not lead me to any different conclusion.

95. Nevertheless and even though I recognise that only recently has the Council proposed a change to the CS, the modifications referred to above indicate a requirement of 42,000 homes over the plan period, equating to 2100 per annum with disaggregated increases in each HMA. Such a requirement was met county wide in 2007/8 and in 2013/14 whilst performance in the East HMA and the North and West HMA have, on occasions, met the indicative requirements. Against such requirements and when considered as a whole, the Council's data does not confirm a persistent under supply of housing. In reaching this view I have had regard to the appeal decision at Malmesbury⁵⁹ where I am unaware of the detailed arguments presented to that Inquiry but which appear predicated on an earlier version of the HLS.
96. Inevitably, a balanced decision must be reached with regard to the available evidence. Mindful of the advice contained within the government's Planning Practice Guide⁶⁰, I take a pragmatic approach to the evidence. The Council has committed itself to a producing a new SHMA, an updated SHLAA and a partial review of the CS in conjunction with a suite of DPDs. Progress is being made in bringing forwards key strategic sites that will contribute significantly towards the housing requirements of the county and each HMA, including that in South Wiltshire. On balance, I accept that the Council's HLS adequately demonstrates a five year supply of deliverable sites in accordance with the objectives of national policy and that a 5% buffer is acceptable.
97. In reaching this view I am mindful that windfalls are a not inconsiderable component of the five year housing land supply. Indeed, the Council promulgates three methods of calculating windfall allowances all of which have some credibility and which produce a county wide five year range of housing delivery between 940 and 2713 homes⁶¹. The Council has elected to take a conservative estimate of likely windfalls yet the evidence is sufficiently compelling to suggest that the likely rate of housing delivery on such sites, both large and small, will be greater. This factor supports my conclusion that the Council can demonstrate a five year supply of deliverable sites (+5%) in accordance with the Framework.
98. As noted above, the increased housing requirement within the CS, equating to 2100 homes per annum, has not been consistently delivered since 2006. The consequent shortfall is relatively small and is intended to be addressed over the remaining plan period. Whilst mindful of the government's advice, I am also conscious of the Council's planned early review of the CS, SHLAA updates and proposed SHMA work which will provide it with an opportunity to review both housing needs and the effectiveness of existing and proposed delivery intentions. The CS is not unsound as a consequence.

⁵⁹ APP/Y3940/A/13/2200503

⁶⁰ Planning Practice Guide Paragraph 035 Reference ID: 3-035-20140306 (Sept 2014)

⁶¹ EXAM/109 Appendix 5 Table A.7

99. The balance of the evidence⁶² indicates that there is an adequate supply of housing land for years 6-10 and beyond consistent with the objectives of the national policy.
100. The overall housing requirement over the plan period will, following the Council's proposed changes as recommended, be disaggregated across the three HMAs and delivered through a combination of CS policy and DPD/ neighbourhood plan production wherein public consultation will be required. Given the geographic scale of Wiltshire and the volume of housing proposed, I consider such an approach to be robust and satisfactory.

Affordable Housing

101. The Council acknowledges that there is a considerable requirement for affordable forms of housing, of various tenures, and that the CS will deliver a shortfall when measured against need. It should be recognised that an increase in overall housing provision will mitigate to some small degree such an eventuality and the Council indicates that the CS, as amended (MM14), will aim to deliver some 13,000 affordable homes over the plan period.
102. Core Policy 43 establishes the Council's in-principle approach to securing affordable housing provision or contributions on all sites. Given the level of need throughout the county, such an approach, utilising market housing, is justified.
103. The submitted policy contains a requirement for 40% (net) affordable housing provision upon sites of 5 or more dwellings with a financial contribution on smaller sites. The tenure of affordable housing will be determined on a site by site basis in the context of Core Policy 45 which seeks, in broad terms, a suitable range to meet local needs. The Council cites its Affordable Housing Viability Assessment⁶³ as providing justification for the approach of the plan. Whilst the Assessment appears robust in its methodology and analysis, it does not however provide unqualified support for the content of Core Policy 43.
104. Whilst STU/51 provides some support for the policy figure of 40% affordable housing for both the strategic sites and other notional sites, it does so primarily on the basis of tenure being affordable rent; if, for example, social rent were required, STU/51 indicates the likely need for flexibility to be necessary in securing other potential infrastructure, particularly in areas of lower economic value. Similarly, STU/51 indicates that 40% affordable housing can only be required on the basis of the Code for Sustainable Homes Level 4 in the context of providing housing for affordable rent and that Code 5 from 2016 would only be viable if supported by a proportionate increase in sales values in the intervening period.
105. As referenced by the Home Builders Federation and others, the Framework requires a Local Plan to be produced with due consideration of relevant standards and policies together with their impact upon development throughout the economic cycle. It would therefore appear that a range of tenures to deliver 40% affordable housing without subsidy (accommodating changes to the Code for Sustainable Homes) is most challenging to secure

⁶² Including EXAM/108

⁶³ STU/51

under current and foreseeable circumstances. The CS can reasonably be aspirational but must also be capable of effective delivery.

106. The Council has proposed to delete its requirement for affordable housing to be constructed to the latest Housing Corporation Standards which would affect the costs of construction and I recommend this modification to aid the effectiveness of the Plan in its delivery (**MM 13**).
107. The submitted CS was not supported by evidence which analysed alternative affordable housing proportions, for example those lower than 40%. Whilst being progressed, the details of the Council's intended Community Infrastructure Levy are yet to be Examined and finalised. The Framework (para 173) is clear that the sites and scale of development in a plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. With particular regard to STU/51, the CS approach to affordable housing does appear to threaten the delivery of key elements of the plan.
108. Core Policy 43 acknowledges that the provision of affordable housing may vary on a site by site basis with regard to factors which include development viability. This represents a degree of flexibility which can aid the effectiveness of the plan. Nonetheless, the CS should be justified adequately and the balance of the evidence does not currently support the 40% figure as a minimum requirement for affordable housing on sites of five dwellings or more.
109. Following the Hearing sessions, the Council usefully undertook further work with regard to affordable housing and development viability⁶⁴ with due regard to the categorization of the county based upon four 'price areas'. Such evidence has been prepared in the knowledge of preceding work informing the Council's CIL Schedule (eg BNP Paribas) and in light of advice such as provided by the Local Housing Delivery Group⁶⁵. I consider it to be proportionate to the strategic purpose of the CS. Inevitably assumptions upon factors such as build costs, infrastructure requirements, contingency and market fluctuations will influence the recommendations arising from such work. However, the evidence appears considered and underpinned by justified assumptions where necessary. I am satisfied that the evidence provides further suitable and proportionate analysis of the matters affecting Core Policy 43 and is sufficiently robust in its analysis for conclusions to be drawn.
110. It has led the Council to propose a variety of changes to the CS, in particular to acknowledge a two tier approach to requiring the provision of affordable housing on sites of 5 or more dwellings which will be indicated upon the Policies Map. I have been mindful of the submissions made to such changes. Whilst such a two tier approach does risk being a rather blunt tool to address the issue of appropriate affordable housing provision, Core Policy 43 does maintain an important flexibility to consider on a specific site basis the necessary provision of affordable housing. Similarly, the 5 unit threshold is supported adequately by the Council's evidence and there is insufficient justification to warrant any alternative threshold, for example 10 units. Core

⁶⁴ EXAM/85 and 86

⁶⁵ Viability Testing Local Plans – Advice for Planning Practitioners June 2012

Policy 43 will enable the bespoke consideration of schemes which may involve more unusual circumstances and potentially higher development costs, for example the conversion of heritage assets.

111. With due regard to the updated evidence, which also clarifies that smaller sites would not reasonably be required to contribute towards affordable housing provision, I am satisfied that the revised approach and policy content is justified adequately and robustly. The practical effectiveness of Core Policy 43 will be capable of being assessed through the Council's monitoring processes and, if necessary, may be subject to review and amendment.
112. For reasons of integration and social balance the intention of Core Policy 43 to disperse affordable housing throughout a development is sound.
113. I therefore recommend a modification to Core Policy 43 and its supporting text (**MM14**). The strategic site development templates are indicative and it is reasonable to maintain therein the appropriate percentage provision as a consequence albeit recognising that Core Policy 43 will apply. Subject to the modifications outlined above, the approach of the CS is justified and will be effective.

Exceptions Housing

114. Core Policy 44 relates to 'Rural exceptions sites' and is broadly consistent with the Framework. It seeks to facilitate the small scale provision of affordable housing linked to local needs following a criteria approach. The policy enables the exceptional provision of a proportion of market housing as means of obtaining a financially viable form of development which is both justified and consistent with national policy. With due regard to the wording of the policy and its supporting text, there is no substantive evidence to suggest that the policy would necessarily cause harm to, for example, Areas of Outstanding Natural Beauty. Subject to the Council's proposed changes which are necessary to ensure an effective policy that is consistent with national policy, the aim and content of the Plan in this regard is justified (**MM15**).

Meeting Wiltshire's housing needs

115. Core Policy 45 sets out the Council's approach to meeting the housing needs of the county and, as with all policies, must be considered in the context of the CS as a whole. As such, its content and justification draw suitably upon the available evidence sources such as the SHMA which addresses HMAs adequately. In this regard the CS is consistent with the objectives of the Framework, as expressed for example by paragraph 50. Adequate flexibility exists within the policy and its supporting text such that the strategic intentions of the policy will be capable of interpretation at the site specific level wherein viability, as provided for by Core Policy 43 for example, will be able to be taken into account.

Vulnerable and Older People

116. The CS sets out a positive approach to the housing needs of vulnerable and older people via Core Policy 46 which is informed by a range of evidence sources including the SHMA and Topic Paper 2 'Housing'. The approach would be suitably effective if its flexibility was increased through the suggested

changes of the Council, which also extend detailed consideration of landscape matters, and I recommend accordingly (**MM 16**).

Gypsies and Travellers

117. The 'Planning policy for traveller sites' (PPTS) was published in 2012 and, alongside the Framework, it sets out the Government's planning policy for site provision. The PPTS sets out the evidence based approach that local planning authorities should take in relation to gypsies and travellers; I am mindful of its content particularly paragraphs 8, 9 and 10.
118. Core Policy 47 has two related parts; the first sets out the pitch requirement for each HMA to 2021. The remainder of the policy establishes a criteria led approach to the consideration of proposals for development to accommodate gypsies and travellers which, with due regard to the PPTS (Policy B in particular), is broadly consistent with national policy.
119. The minimum pitch requirements are established by CS Table 6.2. As submitted, Core Policy 47 requires the provision of at least 82 permanent pitches, 25 transit pitches and 5 plots for travelling show people in the period 2011-2021. As indicated by the PPTS (para 6), there is an expectation that a robust evidence base exists to establish accommodation needs and inform the preparation of a local plan.
120. By its own evidence, the Council acknowledges that the Gypsy and Travellers Needs Assessment (GTAA) undertaken in 2006 and which informed the draft RS had a number of weaknesses that led to an underestimation of need and a consistent understatement of the level of requirement for residential pitches. It relied too heavily on caravan count data, failed to provide an accurate estimate of the travelling community residing in bricks and mortar, produced a low estimate of need from unauthorised sites and included a high pitch turnover on the supply side and did not examine adequately the needs of Travelling Showpeople. Furthermore, it also sought to provide an indication of requirements only between 2006 and 2011. The subsequent Proposed Changes to the draft RS increased pitch provision and were used by the Council to inform its Wiltshire Core Strategy Consultation Document (core policy 31).
121. Subsequent concerns as to the efficacy of the proposed pitch provisions led to what the Council has termed 'a light touch' review of the GTAA to provide revised pitch requirements for the period 2011-2021; it follows an approach which it considers to be based upon government guidance⁶⁶. The pitch provisions in the CS are lower than those in its Consultation Document. The Council's Topic Paper 16 provided a review of the GTAA and used the July 2011 caravan count as evidence of current need. The Council considered that this Topic Paper represented an up to date statement of the need for traveller pitches in Wiltshire as of December 2011.
122. During the Examination a number of issues have been raised in relation to the Council's justification for Core Policy 47 and the content of Topic Paper 16. In particular and with regards to the latter, concerns have been raised at the

⁶⁶ See Topic Paper 16 p17 - 'Preparing RSS Reviews on Gypsies and Travellers by Regional Planning Bodies' and 'Gypsy and Traveller Accommodation Needs Assessments: Guidance'

validity of the figures contained in Table 6. These concerns would appear to have some validity in as much as overcrowding on local authority sites and unauthorised developments/ encampments may have been underestimated with the consequent effect that there may be an additional need for pitches that exceeds the Council's figure of 88 (2011-2016). With regards to supply, the Council appears to countenance 10 pitches (Cricklade) which have unresolved issues of deliverability whilst a further 6 may have limitations as to their occupation (eg family members only). The evidence is not conclusive on these matters but leads to a concern that the potential supply of additional pitches (2011-2016) is overestimated. The net effect is that there is a degree of substantive doubt as to whether the figures within Topic Paper 16 justified robustly the pitch requirements within Core Policy 47. The data contained and presented in the caravan count for 2013⁶⁷ does not aid clarity on this point.

123. With regard to the PPTS (para 9) the submitted CS does not identify a supply of specific deliverable sites for the next 5 years nor does it identify a supply of specific developable sites or broad locations for growth for the remainder of the plan period. Consistency with this aspect of national policy is not achieved.
124. The justification for the pitch requirements of Core Policy 47, as originally submitted, is weak. Given the content and subsequent analysis of the GTAA, a more robust approach for the purposes of informing the CS, may have been to pursue Alternative Option 4⁶⁸ to recalculate local need. It may be considered unsatisfactory that the Council chose to merely undertake a limited review of a document which contained previously acknowledged flaws.
125. Indeed, Topic Paper 16 acknowledges that the data relating to the needs of Travelling Showpeople is limited and not robust enough to extrapolate beyond 2011. The 5 plots identified within Core Policy 47 appear to have been derived from the draft RS which were required in the period to 2011 but not delivered. At best this figure is that of an historic identified need; rolling it forwards is a simplistic approach which does not incorporate robust evidence of current or forecast needs for the immediate plan period. The CS is not justified in such regards.
126. Whilst the Topic Paper appropriately discounts the option of not making provision for transit sites, the subsequent CS approach is undermined by the absence of clear and substantive evidence. As Topic Paper 16 indicates: *"Given the lack of consistent records the range indicated in Table 11 of between 17 ... and 35 ... unauthorised encampments may in reality be much higher than that recorded."* The figure of 25 (2011-2016) is consequently not particularly well founded and is itself inconsistent with Core Policy 47 which seeks 25 between 2011 and 2021.
127. Following the Hearings, the Council has usefully reviewed its position, responded to the above matters, produced an Addendum to Topic Paper 16 and proposed further changes to Core Policy 47⁶⁹. Such changes indicate a clear and positive intention to make appropriate provision for gypsy and traveller pitches over a requisite time scale, including an increase in provision

⁶⁷ STU/225

⁶⁸ Topic Paper 16 p17

⁶⁹ EXAM/87 and 90

to 2021. The Council's changes and revised LDS make clear that a full GTAA will be undertaken to inform a swift review of CP47 as part of a Gypsy and Traveller DPD and this will entail work with neighbouring authorities as necessary. This will enable the Council to consider any alterations that may emerge in relation to national policy⁷⁰. Furthermore, the Council's proposed changes to the text to CP47 clearly indicate a positive approach towards providing pitches for gypsy, travellers and travelling showpeople albeit recognising that, until the intended DPD is complete, there will be no 5 year supply of deliverable sites.

128. Until such time as the intended DPD is complete and to ensure flexibility, the pitch requirements are best considered as minimums. This would be prudent and would introduce flexibility within the plan which would aid the effectiveness of its delivery.

129. As submitted, the CS approach towards gypsies, travellers and showpeople is not consistent with national policy and is not justified by the evidence base. As proposed to be changed, the CS would be framed positively towards securing consistency with national policy. With due regard to the changes, the revised LDS, the intended DPD and a commitment to a full GTAA, I am minded to find that the shortcomings of the CS would not be so severe when considered as a whole as to warrant a finding of unsoundness. I recommend modifications to the plan accordingly (**MM17**).

Summary

130. Subject to the recommended main modifications, the Core Strategy's approach to housing provision is sufficiently justified and is, when considered as a whole and with regard to the additional work programmed within the LDS, sufficiently consistent with national planning policy. With particular regard to deliverability, the modified Core Strategy takes a sufficiently positive approach and will be effective in meeting the varied housing needs of the county over the plan period.

Matter 5 – Resilient Communities (Policies CP2, CP48 & 49)

Does the Plan take a balanced and justified approach to the rural communities of Wiltshire? Will the Plan be effective in securing its objectives?

131. The CS recognises clearly the large and diverse nature of Wiltshire. In doing so and with regard to Strategic Objective 4 and Core Policy 2, the CS seeks to plan for what it terms 'resilient communities' throughout the county.

132. Core Policy 48 aims to support rural life and its approach is supported by the evidence found within Topic Papers 4, 7, 14, the Joint Strategic Needs Survey⁷¹ and elsewhere. Subject to my main modification (**MM18**) which is based on that suggested by the Council and has had regard to consultation responses received, Core Policy 48 takes a justified approach to dwellings in

⁷⁰ Consultation: planning and travellers DCLG Sept 2014

⁷¹ STU/213

rural areas, access to services, improvements to infrastructure, the conversion of rural buildings and community ownership. The modified policy will be consistent with national policy, is informed by local experience and there is no substantive evidence to suggest it will not be effective in operation. Residential conversions would not be precluded where justified and I am satisfied that the Council's objective to focus in the first instance upon the economic re-use of rural buildings is justified and consistent with both the Framework⁷² and the overarching aims of the CS itself, particularly Strategic Objective 4. For reasons of clarity and to be consistent with the Framework⁷³, I have nevertheless deleted the use of the word 'redundant' as applicable to conversion proposals and amended, for reasons of clarity, how the criteria should be applied to individual schemes with due regard to national policy and viability.

133. The Council's evidence indicates a downwards trend in the availability of rural facilities and services across Wiltshire. Such evidence includes Topic Paper 14 and the Rural Facilities Survey which, whilst it became apparent during the Hearings was not fully accurate in all regards, is sufficiently informative and objectively collated so as to be adequately robust for the purposes of informing strategic policy. The Council wishes, using Core Policy 49 but with due regard to other policies of the plan, to protect where appropriate those rural services and facilities which remain. To do so, the policy establishes a criterion based approach towards proposals involving the loss of a community service or facility. Whilst detailed, the criteria are clear thereby leading to their effective application. The policy will still support justified schemes that involve the loss of any relevant facility. I recommend the changes suggested by the Council to ensure the effectiveness of the policy in its implementation (MM19).
134. Overall, the CS does take a balanced and justified approach to the rural communities of the county and will be effective in operation.

Matter 6 – Climate Change (Policies CP41 & 42)

Does the CS promote an adequate and evidence based approach to climate change considerations that is consistent with national planning policy and will be effective in its implementation?

135. The Council's position statement⁷⁴ sets out the primary evidence sources which inform the content of the CS. These include Topic Paper 1, its Addendum and STU/51 together with the SA which assessed adequately reasonable alternatives to the content of the CS itself. The CS seeks to make a positive contribution towards tackling climate change through a number of different policy areas which include the settlement strategy. Renewable energy sources are seen as a key contributory factor to meeting national targets for carbon emissions. The CS addresses explicitly the concepts of sustainable construction, low carbon energy and standalone renewable energy installations. I am mindful of national policy and guidance on these matters

⁷² The Framework para 55

⁷³ The Framework para 28

⁷⁴ WCS/PS/M6

and have considered the ministerial statements⁷⁵ made during the course of the Examination. A public opportunity to comment upon the implications of these considerations has been provided and responses have been taken into account.

136. Core Policy 41 has four distinct elements. Firstly, it sets a strategic basis for ensuring the adaptability of developments to climate change which is warranted by the underpinning evidence. The Council has proposed changes to the policy and its supporting text. It is intended that these will link to detailed design guidance to be produced in due course as a Supplementary Planning Document (SPD). This approach is both logical and reasonable. The SPD will provide a means to develop appropriate guidance on a range of matters including water consumption which is an issue also addressed through the application of Building Regulations and via the Code for Sustainable Homes. I recommend the proposed changes as main modifications for reasons of clarity and effectiveness **(MM20)**.
137. Secondly, the policy addresses the notion of sustainable construction. Once again the Council has proposed changes to the policy to reflect the passage of time and to clarify that the Code for Sustainable Homes Level 4 will need to be secured for new homes and BREEAM⁷⁶ 'Very Good' standards in other circumstances. I am satisfied that the evidence base, particularly Topic Paper 1, establishes a sound basis for local policy to supplement national aspirations with regard to sustainable construction.
138. With due regard to STU/51, the approach of Core Policy 41 provides a positive strategic lead. However, the evidence indicates that mixed forms of 40% affordable housing in addition to the achievement of Code Level 4 and above is not readily viable. Nonetheless, on the basis of more up-to-date evidence⁷⁷ pertaining to affordable housing targets and the reasonable potential for costs associated with delivering higher code levels to decrease in relative terms over time, there would consequently be adequate flexibility in the CS for Code Level 4 and above to be secured. There is insufficient substantive evidence that such requirements are therefore unreasonable and will stymie development coming forwards over the plan period. Indeed, the CS is clear that viability of development will be a material consideration in the consideration of schemes. I recommend the Council's changes as main modifications **(MM20)**.
139. The third element of Core Policy 41 takes an encouraging and justified stance towards the retro fitting of measures to improve the energy performance of existing buildings.
140. The fourth part of the policy addresses renewable and low carbon energy whereby proponents of major development proposals are required to submit a Sustainable Energy Strategy to support any planning application addressing, specifically, how the scheme would address principles of low carbon energy consumption. There is insufficient evidence to indicate that such an approach is contrary to the Framework (para 98). The Council's changes, which I recommend for reasons of effectiveness as main modifications **(MM20)**, result in the appropriate deletion of the 500 home threshold for zero carbon

⁷⁵ EXAM/59, 60 and 61

⁷⁶ Building Research Establishment Environmental Assessment Methodology

⁷⁷ EXAM/85

standards to be met. Each site will be considered on its individual merits within the context of national standards, the CS objectives and information sources such as the Wiltshire Sustainable Energy Planning Study⁷⁸.

141. I acknowledge that it is the intention of the government to simplify the way in which housing standards are applied and that this may lead to the consolidation of many of the Code for Sustainable Homes Standards into the Building Regulations⁷⁹. Until such time as this is enacted, the modifications to Core Policy 41 will ensure the CS takes a robust approach towards sustainable construction and low carbon energy. Thereafter, the matter may be reassessed for consistency with national policy through the planned early review of the CS.
142. Core Policy 42 sets out a criterion based approach towards standalone renewable energy installations. In its evolution, the policy has been informed by a variety of evidence sources, including the Wiltshire Sustainable Energy Planning Study which identified the role of a mix of technologies in the effective delivery of renewable energy wherein the potential of wind energy throughout the county was, relative to other technologies, considerable. Indeed, Topic Paper 1 is clear that "... a positive policy supporting large scale standalone renewable energy in Wiltshire is needed ..." (para 4.4.26). The submitted CS was accompanied by a schedule of proposed changes to the plan that required post submission public consultation; the outcome has been taken into account.
143. Wind energy and the use of turbines is a sensitive national issue. The government recognises that appropriately sited onshore wind, as a cost effective and proven renewable energy technology, has an important part to play in the country's national energy policy. In this context, the government wishes to deliver balanced development as required by the Framework by ensuring the local environment is properly considered through a locally led planning system. Local plan policies should ensure that adverse impacts from 'wind farms' are capable of being addressed satisfactorily.
144. The 'Planning practice guidance for renewable and low carbon energy' was published after submission of the CS for Examination. This was subsequently superseded by the PPG. With regard to this background, the CS and its evidence base does not identify specific suitable areas within the county where renewable energy technologies could be employed. Nonetheless, the criteria approach of Core Policy 42 is positively expressed. The criteria are reasonable and appropriate, being capable of being applied to all forms of renewable energy generation throughout Wiltshire. Subject to a modification to the CS to acknowledge the need to consider the cumulative impacts (**MM21** and **MM22**) of developments, I am satisfied that Core Policy 42 provides a suitable policy framework for decision making, is not contrary to national guidance (para 14 onwards) and is justified adequately by the evidence base.
145. National guidance, published after the 'Wind Turbines (Minimum Distance from Residential Premises) Bill' failed to progress, is equally clear that local planning authorities should not rule out otherwise acceptable renewable

⁷⁸ STU/179

⁷⁹ EXAM/106

energy developments through inflexible rules on buffer zones or separation distances. CS paragraph 6.38 (following the pre-submission changes) refers to the subsequent preparation of additional guidance to identify separation distances between wind turbines and residential premises in the interests of residential amenity and safety. Until such time as the guidance is produced, paragraph 6.38 stipulates a range of minimum distances that will be applied. However, whilst I have noted the level of interest into this subject from all quarters, there is insufficient evidence to justify the distances contained within the CS. The evidence which has been submitted is, at times, conflicting in terms of issues such as safety, noise and visual impact and I therefore turn to national guidance for the purposes of the assessment of Core Policy 42. The net effect of CS paragraph 6.38 would unduly restrict the scope for larger wind turbines to be located where justified in the majority of the county.

146. National guidance identifies that neighbourhood plans have a key role in delivering renewable energy developments and that community initiatives on such matters are likely to be increasingly important. Given the interest throughout Wiltshire in the neighbourhood planning process and the topic of renewable energy, there would seem to be considerable opportunity for local people to engage with, and influence, renewable energy principles at the local level. Nonetheless, in the context of national guidance and in light of the unconvincing evidence submitted in support of the pre-submission changes, the approach of the submitted CS is unjustified, not positively prepared, inconsistent with the aims of national policy and would be ineffective in operation. Whilst the Council made its changes to CS paragraph 6.38 upon submission, for the avoidance of doubt, I recommend modification of the CS to resolve this issue clearly (**MM22**).
147. Overall, the CS, as modified, does take an adequate and evidence based approach to climate change considerations that is consistent with national planning policy and will be effective in its implementation.

Matter 7 – Natural Environment (Policies CP50 – 56) and Water Resources (Matter 10 - Core Policies 67 and 68)

Does the Plan take a justified approach towards the Natural Environment that is based on adequate robust evidence and is consistent with national planning policy? Will it be effective in operation?

148. The content of the CS with regard to aspects of the natural environment has been informed by a broad evidence base. As referenced within Topic Paper 5⁸⁰, this includes an awareness of the international and national legal framework, an awareness of the national policy context, knowledge of the environmental assets of the county and its surrounds, the publication of the HRA (and addendums⁸¹), the SA and work with relevant partner organisations. I have been mindful of the various submissions that have been made in relation to the content of the CS before and during the course of the Examination.

⁸⁰ TOP/8 Natural Environment

⁸¹ EXAM/28, EXAM/58, EXAM/89, EXAM/89A

Biodiversity and Geodiversity

149. The CS acknowledges the great value of Wiltshire's natural environment. It seeks to provide a framework for the protection and enhancement of the contributory ecological networks that maintain a healthy environment. Policy 50 sets out the intended approach towards biodiversity and geodiversity. Following discussions during the Examination, the Council has proposed significant changes to Core Policy 50 and its supporting text with the aim of ensuring its clarity and effectiveness.
150. The evidence within Topic Paper 5 and elsewhere indicates that the Council has sought to work appropriately with statutory and other partners. The outcomes of such work, which includes inputs from Natural England, are to be seen within the CS and with reference to initiatives such as the Wiltshire Bats SAC Planning Guidance and the River Avon SAC Planning Protocol. The evidence base appears adequately comprehensive in providing an understanding of the existing assets within the county, including those areas afforded specific international and national protection such as the SACs, SPAs and SSSIs. Indeed Natural England⁸² raises no in principle objections to the approach taken by Core Policy 50 towards biodiversity and geodiversity within the county.
151. The CS aims to follow the 'mitigation hierarchy' with regard to new development and biodiversity issues. In essence the CS seeks to avoid impacts from development, if feasible, and then to mitigate or reduce them as far as possible before considering the potential compensation for any residual unavoidable effects. Such an approach is consistent with the Framework (para 118). The Council has demonstrated through its HRA and the work with partners how it intends to address the Natura 2000 sites within the country. The evidence does not lead me to find that the proposed approach is legally flawed, inflexible, unclear or will not be effective in implementation. The policy approach of the CS would not preclude 'biodiversity offsetting' albeit the evidence does not support a specific reference at this current time.
152. As acknowledged by the Environment Agency⁸³, the CS, including the supporting text to Core Policy 50, makes adequate reference to the Water Framework Directive such that the plan will be effective in its implementation.
153. Subject to the changes proposed by the Council which I recommend for reasons of effectiveness (**MM23**), Core Policy 50 is justified by a robust evidence base and is consistent with national policy.

Landscape

154. Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character through a criterion led approach to development proposals. Such an approach is consistent with the principles of the Framework. Underpinning the Council's approach to landscape issues are the various Landscape Character Assessments (LCA) that cover the county. This approach is warranted given the scale and varied landscape nature of Wiltshire. Invariably there is scope for more detailed assessments of

⁸² WCS/SoCG/05

⁸³ WCS/SoCG/04

landscape to be undertaken but the underlying evidence for Core Policy 51 is proportionate and acceptable. Despite concerns raised at the potentially generic nature of the criteria within Core Policy 51, the wording is sufficiently encompassing to ensure that landscape considerations are assessed adequately where necessary. I have recommended the Council's proposed changes to Core Policy 51 which will resolve a potential tension in the submitted CS in relation to the mitigation of harmful impacts arising from development (**MM3**).

155. The county contains a number of sensitive landscapes including three designated AONBs and a small part of the New Forest National Park. Once again, concerns have been raised that the CS and its evidence base fails to differentiate adequately between such nationally designated landscapes and the remainder of the county. I have noted the Statement of Common Ground (and addendum) between the Council and Natural England⁸⁴ in relation to Core Policy 51. The Council has a clear commitment to establish a Landscape Strategy for Wiltshire by 2015; in the interim and for the strategic purposes of Core Policy 51, I am satisfied that the LCA approach taken by the Council provides an adequately robust basis for considering landscape issues. Indeed, within its evidence the Council does refer to the various management plans for each AONB and the National Park and a commitment to positive partnership work. I am particularly mindful of the Council's suggested changes to the plan which provide more appropriate emphasis to the statutory purposes of each area thereby ensuring consistency with national policy. I have recommended such modifications accordingly (**MM3**).
156. Detailed concerns have been raised in relation to the potential for new development within nationally designated areas. With the exception of Marlborough and Warminster (discussed further below within each Community Area), the CS identifies no strategic allocations within or particularly close to such areas and I am satisfied that Core Policy 51, when applied in conjunction with the remainder of the plan, will provide an effective means of assessing landscape impacts and protecting, conserving and potentially enhancing landscape character across the county and within protected landscapes. The Council's SHLAA is not intended to indicate that all potential sites identified in any protected landscape will be acceptable for development and it should not be read as such. The balance of evidence, with particular regard to the development of previously developed land, existing settlements and the role of the neighbourhood planning process, suggests that there may be sufficient scope to accommodate potential non-strategic development without the use of greenfield sites that would be likely to harm any protected landscape.
157. The Council has concluded that there is no current basis for any new local landscape protection or designations. The intended Landscape Strategy will provide a suitable opportunity to review their necessity. On the basis of the available evidence, I accept that the retention of existing Special Landscape Areas are warranted on an interim basis albeit their thorough review should form part of the Landscape Strategy in due course. Future expansion of national designated areas may be feasible, eg Cranbourne Chase and West Wiltshire Downs AONB in the vicinity of the Wellhead Valley, but should be dealt with through the appropriate mechanisms which is not this current

⁸⁴ WCS/SoCG/05 and 05A

Examination.

158. The CS clarifies that the approach to be taken towards Green Belt and development proposals will be in accordance with national policy and I have no reason to consider any alternative approach is warranted.

Green Infrastructure

159. Core Policy 52 provides a positive framework for the retention and reinforcement of the Green Infrastructure (GI) network of Wiltshire. It is informed by a range of evidence sources, notably Topic Paper 11⁸⁵ and which includes the outcomes of the Council's partnership working with appropriate agencies and interested bodies. There is a sufficient assessment of the GI that currently exists within the county. This provides a reasonable baseline against which the future performance of the policy may be assessed.

160. The Council have provided clarification through a proposed change to the CS and its glossary in order that the meaning of GI is readily understood, this is useful although not strictly essential for soundness. The Council is progressing the adoption of its separate GI Strategy in a relatively timely fashion which is referenced adequately by the CS and will be important in supplementing the strategic intentions of the plan.

161. The Council has proposed changes to the CS in order to clarify that the operational Wiltshire Open Space Standards, based on the former District areas, will continue to apply until such time as comprehensive new standards are assessed in the course of the intended CS Partial Review (March 2016). Such standards are not universally based on particularly up-to-date information albeit the Council has undertaken a partial review of the existing arrangements and incorporated benchmarking against, for example, the standards and best practice of other authorities. However, and with due regard to the terms of the Framework (para 73), I have no substantive evidence to suggest that such an interim arrangement would be unreasonable nor that the approach provides anything other than a pragmatic solution towards open space provision. On the balance of the available information, the content of the CS is based on proportionate evidence for the short term intended. For reasons of effectiveness, I recommend the Council's change to the CS text to clarify the commitment to review open space (**MM24**).

162. The policy requires an audit of GI where major development is proposed which supports the strategic aims of the Council in this area; I have no substantive evidence that such a requirement would impose an unreasonable burden upon development viability so as not to be justified. With due regard to the Council's position statement (para 16), there is insufficient evidence to support the inclusion of Rural Buffer Zones within the CS as previously contained in the North Wiltshire Local Plan.

Canals and Cotswold Water Park

163. Wiltshire has a rich history related to its canal network which is summarised in Topic Paper 11. Core Policy 53 provides a positive framework for the restoration and improvement of relevant canals whilst acknowledging

⁸⁵ TOP/17 Green Infrastructure

adequately their cultural and historic functions as part of the broader landscape and the local environment. The Council has proposed a change to the title of the policy to clarify that it applies to all relevant waterways, including the Kennet and Avon Canal. This is necessary for the purposes of an effective plan (**MM25**). The saved policies referenced in CS paragraph 6.98 will ensure that the development plan provides an adequate policy basis for decision making on schemes that affect the canal network until such time as a necessary revised strategic policy relevant to the Kennet and Avon Canal, based upon contemporary evidence, is derived as part of the CS Partial Review.

164. The Council has proposed changes to the policy and its supporting text which refer to the role of the canals as part of the sustainable transport network and to the important role of the Canals and Rivers Trust. These are useful but not essential for the overall soundness of the plan.
165. The cross boundary importance of the Cotswold Water Park is recognised suitably by the CS and Core Policy 54. The evidence, including Topic Paper 11 and the Park's Strategic Review and Implementation Plan⁸⁶, indicates that the duty to cooperate has been discharged adequately and there is no substantive indication that the policy is neither justified nor effective.

Air Quality and Contaminated Land

166. The Council recognises its statutory duties in relation to air quality. Despite the proportionately good air quality experienced across the whole county, the Council is fully aware of the purpose of its Air Quality Management Areas (AQMAs). The evidence suggests that the Council is addressing issues of air quality on a number of levels which include its Air Quality Strategy, an emerging Air Quality SPD, Developer Guides and a broader Air Quality Action Plan which is intended to contain specific action plans to address the issues faced by the AQMAs. As part of its overall approach, Core Policy 55 specifically provides a basis for considering the implications of development proposals which may, for various potential reasons, exacerbate existing air quality issues.
167. Participants to the Examination have expressed concerns that the strategy of the CS, particularly towards growth and the settlement hierarchy that may increase traffic and thereby pollution, will fail to satisfactorily address air quality issues. However, the evidence indicates that the Council is addressing the issue through a cross-organisation approach. The SA supports the specific need for Core Policy 55 and whilst I recognise the concerns raised at how development locations in key areas might exacerbate air quality problems, I also note the amended wording of the Council which emphasises the role of the Air Quality Strategy and the intended Air Quality Action Plan. Core Policy 55 provides a positive framework for tackling as necessary the issue of air quality that may be relevant to development proposals. This is derived from an adequate evidence base which, as part of the Council's strategic approach, will be effective and consistent with the Framework (para 124) subject to my modification derived from the Council's suggestion (**MM26**).

⁸⁶ CPP/105-107

168. Core Policy 56 addresses the issue of contaminated land and draws upon the Council's Inspection Strategy for Contaminated Land⁸⁷. The policy has sufficient flexibility within it to ensure that it can be applied on a proportionate basis thereby providing an effective means to address site specific instances of contamination that is consistent with the objectives of the Framework.

Water Resources (discussed as part of Matter 10)

169. The CS is supported by evidence pertaining to flood risk, particularly the Strategic Flood Risk Assessment, the SA and the manner in which the strategic allocations have been assessed. The Environment Agency raises no objection in principle to the approach of the CS towards flood risk or towards Core Policy 67. The CS is consistent with national policy and the evidence, with due regard to the targets and indicators contained in the Monitoring Framework which include reference to Sustainable Urban Drainage, suggests the policy will be effective in operation.

170. The issue of water resources within Wiltshire is addressed by the CS and specifically Core Policy 68. The Council has drawn upon a range of evidence sources which include its SA, its HRA, its engagement with infrastructure providers and the EA. Given that the CS extends to 2026, the consequent limitations of specific evidence relating to water supply and drainage over that period and the generally strategic nature of the plan itself, there is inevitably some scope for refining both the evidence and its analysis, particularly in the latter part of the plan period. I have no reason to consider that the Council will not continue to discharge its Duty to Cooperate accordingly and I am satisfied that the evidence and the CS address adequately matters such as Water Protection Zones, the Water Framework Directive and River Basin Management Plans. Changes have been proposed to clarify the policy and its approach toward groundwater quality which I recommend as main modifications to ensure an effective plan (**MM27**).

171. Notwithstanding concerns that have been raised, there is no substantive evidence to indicate that the CS is not based on adequate proportionate evidence or that its objectives are not capable of being met during the course of the plan period. The Infrastructure Delivery Plan⁸⁸ (IDP) is an iterative document which is capable of effective review should any salient matter change, for example the investment and delivery plans of infrastructure providers. The CS provides an adequately robust basis for addressing matters relating to water resources and new development.

172. Core Policy 69 seeks to provide specific protection to the River Avon SAC and is a response to the available evidence which indicates the potential effects that new development can have upon riparian habitats and water quality. The evidence, including STA/01 and EXAM/42⁸⁹, indicates that a partnership approach, including the Environment Agency and Natural England, is seeking to tackle identified issues affecting the SAC appropriately. The Council has proposed changes to clarify the wording of the policy which I recommend for reasons of effectiveness and legal compliance (**MM27**). Whilst the CS refers to

⁸⁷ CPP/116

⁸⁸ STU/41

⁸⁹ Nutrient Management in the Hampshire Avon Catchment, letter of intent by EA and NE and Note to the Inspector Regarding Phosphates and the River Avon SAC

the potential need for financial contributions arising from new development to help implement a longer term Nutrient Management Plan, there is considerable flexibility within the CS on this point and, as such, no substantive evidence that the approach is unjustified or would prejudice overall development viability. The River Kennet, while of value, is not a SAC and is offered protection by other elements of the CS, for example the Marlborough Area Strategy and via Core Policy 50. A reference within Core Policy 69 is not warranted.

Summary

173. Subject to the modifications indicated, the CS does take a justified approach towards the Natural Environment that is based on adequate robust evidence and is consistent with national planning policy. There is no substantive evidence to indicate that the CS will not be effective in such regards.

Matter 8 – Built Environment (Policies CP57 – 59)

Does the Plan take a suitably evidence based approach towards the built environment? Is the Plan consistent with national policy in such regards?

174. The Framework makes clear that good design is a key aspect of sustainable development. The Council's Topic Paper 9 clarifies that the Council aims to ensure that new development throughout Wiltshire is of a good design standard and, where appropriate, that it maintains local identity whilst respecting important townscape and landscape settings through the sensitive design and appearance of new development.
175. Core Policy 57 'Ensuring high quality design and place shaping' draws on a reasonably comprehensive and broad evidence base that includes evolving national policy and documents such as the Urban Design Compendium, the Manual for Streets and the 2009 publication 'Planning for places - delivering good design through core strategies'⁹⁰.
176. Core Policy 57 takes a detailed criterion led approach to design matters. Whilst this is a lengthy and potentially rather prescriptive approach, it will provide a solid basis for securing good design and there is no substantive reason why such level of detail should not form part of the CS at this time. A variety of matters are addressed by each criterion which will need to be assessed on a proportionate basis in the application of the policy. The issue of local distinctiveness and landscape character can be addressed adequately through the submitted approach notwithstanding the limited baseline evidence pertaining to characterisation. Subject to the changes proposed by the Council which I recommend for reasons of effectiveness and consistency with national policy, the Policy will not preclude the potential use of innovative approaches towards new development and will ensure safety is an identified factor in the design process (**MM28**). The Council's other suggested changes have merit but are not necessary to secure soundness.
177. With regard to the historic environment, the CS is underpinned by an awareness of the range of assets which exist within the county and has been

⁹⁰ Commission for Architecture and the Built Environment (now Design Council)

informed by evidence which includes the Historic Landscape Assessment⁹¹, the Salisbury Historic Environment Assessment⁹² and positive engagement with English Heritage. Indeed, I note the content of the Statement of Common Ground (amended) between the Council and English Heritage which has led in part to a range of proposed changes to the CS which include the use of accurate nomenclature and reference to existing and proposed supporting documents. I recommend many of these changes for reasons of effectiveness and consistency with national policy (**MM29**). On this basis, Core Policy 58 is justified adequately, consistent with national policy and will be effective.

178. Core Policy 59 is entitled 'The Stonehenge, Avebury and Associated Sites World Heritage Site and its setting'. In the development of both the policy and its supporting text the CS has been informed by a range of evidence sources which are detailed in part within Topic Paper 9; these include the relevant Management Plans and the Stonehenge Statement of Significance. Constructive dialogue between the Council and interested parties, including the Avebury Society and the CPRE⁹³, during the course of the Examination has led to a number of proposed changes to the CS which are designed to provide accuracy of terminology and clarity of intent. Such changes are necessary to ensure the effectiveness of the CS and its overall consistency with national policy. I recommend them as main modifications accordingly (**MM30**).
179. Overall, the CS does take a suitably proportionate evidence based approach towards the built environment that is consistent with national policy.

Matter 9 – Community Areas

Does the CS take a robust approach to the identified community areas of Wiltshire and key settlements? Is the approach consistent with national policy and will the objectives of the plan be capable of effective delivery?

Amesbury Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Amesbury Community Area and will it be effective in terms of delivery?

180. The Amesbury Community Area is focussed upon the market town of Amesbury (including Bulford and Durrington) which lies north of Salisbury. I am mindful that the South Wiltshire CS was adopted in 2012 and is currently applicable to this locality. The Council acknowledges that the approach to Amesbury Community Area is derived from the South Wiltshire CS but, following review, is an approach that remains consistent with both the available evidence and the underlying objectives of the Wiltshire CS. I have no substantive reason to disagree.
181. Core Policy 4 identifies the settlement hierarchy for the community area which is justified adequately by the Council's evidence and its analysis of the role

⁹¹ STU/52

⁹² STU/196

⁹³ Campaign to Protect Rural England

and function of settlements. As submitted, the policy indicated that at least 2,395 homes were to be provided over the plan period, a significant proportion of which would be located at Amesbury including some 1,300 in a strategic allocation at Kings Gate. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed an indicative amount of housing for this, and other, Community Areas. Consequently, the level of indicative housing contained in Core Policy 4 is proposed to be 2785 homes, of which some 2440 would be at Amesbury, Bulford and Durrington and 345 in the remainder of the Community Area. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately and I recommend accordingly (**MM 31**).

182. The strategic allocation is detailed within Appendix A whereby a range of salient matters, including infrastructure provision, are considered adequately. There is insufficient evidence to indicate that the proximity of the military airfield is a constraint that would jeopardise development coming forwards and the balance of the evidence indicates that the site is viable and deliverable. There is no substantive evidence to suggest any alternative approach would be justified reasonably.
183. Non-strategic housing is intended to be delivered throughout the community area wherein neighbourhood planning is envisaged to be a key delivery factor. As indicated by EXAM/29B, there is a limited degree of engagement at present and consequently the Council will need to monitor with care the rate at which any community planning process can facilitate the levels of development envisaged by the CS outside of Amesbury. The identification of specific housing sites by the Council in its forthcoming Sites DPD as an adjunct to the neighbourhood planning process may be necessary to ensure a specific supply of housing land to meet identified needs.
184. The supporting text to Core Policy 4, particularly paragraph 5.19, sets out a range of matters that may need to be addressed by specific development proposals within the community area. These include retail matters, heritage interests, landscape and biodiversity considerations and transportation issues which include the role of the A303 and connectivity with and through Amesbury town centre. All referenced matters have a basis in evidence, including the community strategy and aspects of the Amesbury Community Strategic Plan, which result in a justified and positive basis for planning until 2026. To ensure the suitable acknowledgement of the AONB, I recommend additional text as a main modification accordingly (MM31).
185. With regards to employment land, Amesbury and its location close to the A303 continues to be the focus for development. Core Policy 4 establishes 17ha of new employment land for the community area. Such a figure is derived reasonably from the work underpinning the South Wiltshire CS and with regard to currently extant policies. It will complement the five identified Principal Employment Areas. There is no substantive evidence to indicate any alternative approach is warranted.
186. Core Policy 5 set out a positive approach towards further suitable development at the established campus of Porton Down. The Council and the Policy acknowledges the wildlife and biodiversity issues arising from the location of

the site, particularly with regards to the chalk grassland habitat and stone curlew population. I note the ongoing work between the Council and its partners with regard to the Integrated Business and Environmental Management Strategy which seeks to avoid the potentially adverse effects of future development upon the Natura 2000 sites. Natural England maintain no objection to the policy and, subject to the changes proposed by the Council which are necessary for reasons of legal compliance and effectiveness, I have no substantive basis upon which to disagree. I recommend the Council's changes as main modifications accordingly (MM32).

187. Core Policy 6 relates specifically to Stonehenge and must be considered in conjunction with the remainder of the CS, particularly Core Policy 59. The Council aims to protect and sustain the outstanding universal value of this World Heritage Site and its setting and, subject to the clarification of the policy for reasons of effectiveness, I have no reason to consider the approach taken to be unjustified (MM33).
188. With due regard to the consideration of alternatives, the CS does take a justified approach towards the Amesbury Community Area and will be effective in its delivery.

Bradford on Avon Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Bradford on Avon Community Area and will it be effective in terms of delivery?

189. The Bradford on Avon Community Area is situated between Trowbridge and Bath on the western fringe of the county. The area is centred upon the historic market town of Bradford on Avon itself, which serves a mix of large and small villages as identified robustly through the Council's analysis of the role and functions of settlements. Much of the area is influenced by the Western Wiltshire Greenbelt and the Cotswolds AONB and I recommend a modification to clarify the role of the latter within the CS (MM34).
190. The Council has identified, for reasons which include its location, that the town experiences relatively high levels of out commuting. The CS contains a consequent objective of increasing the degree of self-containment within the town through the modest provision of employment opportunities. Consequently, Core Policy 7 provides support for two Principal Employment Areas and indicates that 2 to 3 ha of employment land will be provided on land at Kingston Farm.
191. The approach to employment land is set out by the Council's evidence, particularly the Employment Land Review and Topic Paper 7 which latterly identifies the landscape, green belt and transport considerations that justify adequately the employment land provision for the town. Given the proximity of the town to Trowbridge, with its capacity for growth, I am satisfied that the Council's approach is robust albeit capable of ready review through the 'plan, monitor, manage' process. The expression of requirements in terms of land rather than floorspace is not unreasonable and is consistent both with the evidence base and the CS when read as a whole.
192. It would appear that the employment land allocated will facilitate the

consolidation of an existing business but that in itself does not invalidate the approach of the CS for the town. As indicated by Topic Paper 7, additional employment land is anticipated to be required for the wider community area and, subject to monitoring, there is no substantive evidence to indicate that the neighbourhood planning process would not be capable of ensuring such land is identified as necessary.

193. The Council's housing evidence suggests that the capacity for growth in Bradford on Avon is limited by a range of factors which feasibly limit development towards the eastern fringe of the town. The Council has concluded that the strategic allocation at Kingston Farm for 150 dwellings, as part of a mixed use scheme, is the most appropriate when compared to alternatives. A range of evidence, including the SA, the Strategic Sites Background Paper and Topic Paper 12 indicates how the submitted option of Kingston Farm was derived. This evidence, particularly the SA, clarifies that the 'golf course option' would have a number of negative impacts and was not a suitable alternative to be pursued. Whilst I note the submissions made which seek to clarify the effects of a scheme involving land at the golf course, such details are not particularly well developed and do not lead me to disagree with the Council's submitted position. The Sites DPD will provide a suitable opportunity for the Council to consider further the housing land supply for this community area.
194. For reasons set out in its analysis, the SA does not make a clear recommendation between the identified sites at Kingston Farm and nearby land to the north of Holt Road. In terms of the sustainability objectives, the land to the north of Holt Road shares some similarities with that of Kingston Farm, particularly in terms of transport infrastructure and connectivity to the town centre albeit that Kingston Farm is marginally closer. Development on either area of land would have landscape impacts and would potentially affect heritage assets of significance (archaeology and Conservation Areas) although English Heritage raise no objection in principle⁹⁴ to Core Policy 7. There is a degree of uncertainty as to the extent to which development upon either site would be affected by habitat considerations, especially bats albeit that the Council's HRA and suggested changes (Core Policy 50 and reference to the Bats SAC Guidance) provide an acknowledgement of the issue and a means to avoid adverse effects on the integrity of the SAC. Ultimately, there is no substantive evidence to clearly indicate that an alternative to the submitted strategic allocation, including an additional smaller housing allocation on land to the north of Holt Road, should have been reasonably identified. Consequently the approach taken by the Council is, on balance, justified adequately and will be effective.
195. The details of the Kingston Farm strategic allocation are shown upon the development template at CS Appendix A. Whilst aware that such details are not designed to be rigidly prescriptive and that a masterplanning exercise will be required, the content of the template appears justified adequately by the available evidence which includes the Statement of Common Ground between the Council and developer interests. The template references a range of key matters which include transport, access, drainage, ecology, landscape, health care and education, thus providing a satisfactory means of ensuring a well-

⁹⁴ WCS/SoCG/01

planned and cohesive development. I have no substantive evidence to suggest such an approach is not robust. Concerns have been expressed at the removal of an original Council intention to phase development at Bradford on Avon towards the end of the plan period; however, there is no convincing evidence to indicate that the strategic allocation should be deferred provided the requirements of the CS are satisfied and the matters referenced in the development template, for example transport infrastructure, are resolved adequately.

196. The submitted CS expressed its housing figures as minimums. The Council has subsequently proposed an indicative figure for the town and Community Area that shows approximately 595 homes to be provided in the town. The balance of the evidence supports the strategic allocation as shown within the CS and this would not preclude other sites coming forward as justified in accordance with Core Policy 2 or through subsequent plans of the Council, such as the Sites DPD. The balance of the available evidence supports the revised volume of housing which I have no reason to consider will not be capable of effective delivery over the life of the plan.
197. As referenced above, the Council's HRA acknowledges the location of the Bath and Bradford on Avon Bats SAC and is alert to the need to maintain the integrity of all Natura 2000 sites. The HRA considers the effect of the CS and, where appropriate, Core Policy 7 upon such sites albeit at a broad strategic level beneath which further detailed assessment will need to be undertaken to ensure compliance with Core Policy 50 (as modified). The balance of available evidence does not indicate that Core Policy 7 could not be implemented at this time.
198. As submitted, Core Policy 7 indicated that there were 160 homes to be provided in the remainder of the Community Area over the plan period. This is a relatively low figure in the context of the objectively assessed needs of the county as a whole. However, the Council has suggested the figure be revised to 185. The CS will be subject to subsequent review and that, complementary to any emerging neighbourhood planning process, the Sites DPD will be a suitable vehicle to review and detail the housing land supply for the locality. Such an arrangement is justified and I recommend accordingly (**MM 34**).
199. Holt is designated appropriately as a Large Village based on its size, function and facilities. The Holt Area of Opportunity (land at the Midcands) is identified via saved policy C41 of the West Wiltshire Local Plan (1st Alteration) which enables proposals for the redevelopment and/or rehabilitation of the land for light industrial use, workshops, offices and residential purposes. The extant Local Plan identifies the land as having an industrial characteristic with a range of buildings suitable for mix of uses albeit with a need to address potential land contamination. Some development has occurred within the area and I have received confirmation of recent permissions which have been granted⁹⁵.
200. The Council does not consider that the potential for development at Holt, including the Area of Opportunity, is strategic. It therefore relies on Core Policies 1 and 2 to govern the location of new development in large villages.

⁹⁵ Wilts Council decision refs: W/13/1080/FUL; 1081/CAC; 1082/FUL

Consequently, development which would effectively extend the Area of Opportunity outside of the defined Holt settlement boundary would only be permitted where it derives from a community led planning process or subsequent plan, such as the Sites Allocation DPD. Submissions have been made to the Examination which identify a consortium approach to developing an area of land which includes the Area of Opportunity in two phases. Such development, for cited reasons which include viability and village parking provision, would extend beyond both the Area of Opportunity and the settlement boundary.

201. The settlement boundary has been carried forwards from the extant Local Plan and, as referenced earlier in this report, has not been reviewed for the purposes of the CS; this weakens its veracity as a robust defined boundary. The neighbourhood planning process for Holt is at an early stage, albeit I note the views of the Parish Council in relation to the Area of Opportunity and the consultation processes which have been undertaken by the development consortium in promulgating its intentions for the land in question. There is insufficient evidence to warrant modifying the defined settlement limits for Holt at this time or for the extension of the Area of Opportunity as has been suggested to the Examination. I recognise that the speed of the neighbourhood planning process for Holt does not meet the current aspirations of the developer consortium, but it is a process which can be complemented by either a review of the CS or the Sites DPD which will review all settlement limits across the county. Through such means the appropriateness or otherwise of the Holt Area of Opportunity and the mixed use development which is being promoted can be assessed with necessary public consultation. In the interim when assessing detailed proposals that may come forward, all material considerations will need to be considered and balanced with due regard to extant planning policy; an approach which would appear to have been undertaken in relation to recent proposals.
202. With due regard to the consideration of alternatives and the modifications recommended, the CS does take a justified approach towards the Bradford on Avon Community Area and will be effective in terms of delivery.

Chippenham Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Chippenham Community Area and will it be effective in terms of delivery?

203. Core Policies 1 and 10 establish that the town of Chippenham is one of three Principal Settlements within Wiltshire. It is the urban focus of the Community Area. This designation is justified by a combination of factors that include its size, transport links, employment base and its range of services and functions. With regard to Chippenham, in common with the remainder of the county, the CS is informed by a range of evidence which includes key documents such as Topic Papers 3, 6, 7, 10 and 12 in addition to information provided by sources such as the Town Centre and Retail Study, the Workspace and Employment Land Review and the SA.
204. The Council aims to deliver significant job growth within the town to improve

its degree of self-containment and thus contribute to securing the aspirations set out in the community Chippenham Vision Statement. Such an approach is consistent with the sustainability aims of the CS as a whole and is supported by the thrust of the evidence base, including Topic Paper 7 and associated documents.

205. The CS draws adequately upon work that has been undertaken at the community level, for example the Chippenham and Villages Community Plan⁹⁶ and CS paragraph 5.48 references a range of specific issues that the CS will seek to influence and address. These reflect a range of matters many of which are drawn from community based discussions. The balance of evidence particularly that provided by the HRA but including submissions made in relation to individual sites indicates that the Council has considered adequately the effects of the plan upon Natura 2000 sites and other environmental constraints.

Core Policy 9

206. Core Policy 9 relates to the Central Area of Opportunity and the CS references suitably both the saved content of the North Wiltshire Local Plan and the community/partnership approach to the Chippenham Central Area Masterplan that will provide a more detailed framework for the delivery of town centre development. The location and types of development anticipated over the plan period are adequately stated within the CS subject to the Council's proposed changes to paragraph 5.48 which, for reasons of clarity and effectiveness in relation to retail matters and flood risk, I recommend as a main modification (**MM35**).

207. The Central Area Masterplan will assist in developing further how site opportunities may be brought forward, for example the residual elements of the historic 'Flowers site' or, if justified, could extend to the issues affecting the Westinghouse Sports Ground. There is no necessity or evidence for detailed site considerations to form part of the CS at this time albeit noting that the Masterplan will not be capable of setting planning policy if brought forwards as a Supplementary Planning Document. The CS provides a suitable positive framework for town centre decision making that is justified adequately by the raft of available evidence which includes, for example, the Town Centre and Retail Study.

Core Policy 10

208. Core Policy 10 provides the broader spatial strategy for the Chippenham Community Area. The evidence base justifies sufficiently the various Large and Small villages (subject to **MM36** which clarifies the designation of Grittleton) and the policy principles are consistent with the thrust of the CS as a whole.

209. As the second largest settlement in the county, Chippenham is identified within the CS as being capable of accommodating a notable degree of growth over the plan period. Given the role and function of the town in association with its transport links, the CS is justified adequately in this regard.

210. In essence, the submitted CS showed that the Chippenham locality would

⁹⁶ CPP/121

accommodate at least 4,000 new homes and over 26ha of employment land. With regard to the overall levels of development, it is logical and consistent with the Framework that Chippenham is a focus for new development and growth. On this basis, it would appear that the town provides some notable scope for increased levels of development, especially housing and employment land, to meet the identified needs of the county.

211. I am mindful of the interest shown in the forward planning for both this Community Area and its affected neighbours. It is evident that the submitted approach has evolved over time, particularly from the Council's earlier Wiltshire 2026 evidence and the Consultation Document which identified a greater level of overall development for the community area, phased over the plan period. As submitted, the volume of housing was expressed as a minimum and there was consequently scope for an increase in provision to meet needs; indeed, the evidence suggests that there are sufficient sites potentially available to provide a greater amount of overall development. The volume of employment land is supported by the evidence base and, with regard to submissions made, I have no substantive reason to consider the figure either excessive or inadequate.
212. Subsequent to the Examination Hearings, the Council has proposed an increase in the overall housing provision for the county with which I agree and have recommended accordingly. This affects the strategy for Chippenham wherein, in addition to 26.5ha of employment land, approximately 5,090 new homes will be provided across the Community Area with at least 4,510 at Chippenham. The nomenclature of 'approximately' and 'at least' within the proposed revisions, with due regard to the addendum to Topic Paper 15⁹⁷, provides sufficient clarity and flexibility for the effective implementation of the CS within Chippenham.
213. As submitted, Core Policy 10 indicates three strategic sites around the existing town: North Chippenham, Rawlings Green and South West Chippenham and it is intended that these would be brought forward through a master planning process and with due regard to the development templates shown in CS Appendix A. The strategic site selection process for Chippenham has been relatively complex. A voluminous body of evidence has been produced from a variety of sources including the Council, the community and from developer interests. I have had regard to its content. Topic Paper 12⁹⁸ reviews the Council's site selection process (Appendix 3). It acknowledges the evidence provided by the Strategic Transport Assessment⁹⁹, that relating to infrastructure requirements, the input of the SA process and summarises the options and associated consultation undertaken. Ultimately, Topic Paper 12, albeit not exclusively, sets out the justification for the submitted content of Core Policy 10.
214. The SA forms a key part of the justification for the CS and it provides an iterative source of evidence as to how reasonable alternatives to the submitted CS content have been considered and discounted. With regards to Chippenham, the approach taken within the iterations of the SA is also

⁹⁷ EXAM/84

⁹⁸ TOP/18 - Site Selection Process

⁹⁹ STU/105

voluminous and, it has been argued, not unduly clear. It is not aided by the way in which options have been identified, assessed, carried forward, amalgamated and introduced over time. Nonetheless, the various versions of the SA, including for example SUS/26 and EXAM/05, indicate the Council's approach to development in and around the town and have been subject to public consultation.

215. The Council initially assessed four options for strategic sites as part of its Wiltshire 2026 work leading to a preferred 'Option 1' for a mixed use urban extension to the north and east of the town (3650 dwellings). The Council amended its preferred approach within its subsequent consultation document, leading to a preferred approach which was maintained within submitted Core Policy 10. As part of this work a number of potential strategic sites were assessed. There is much useful evidence in the analysis which the Council has undertaken. In broad terms, the evidence supports a more dispersed approach to the siting of significant developments in and around Chippenham.
216. With regard to the content of submitted Core Policy 10, the intention to site 2.5ha of employment land and 750 dwellings (and associated infrastructure) at 'North Chippenham' appears rational. Whilst the concerns of some parts of the community are noted, the site is well related to the existing urban form of the town, appears capable of relatively early delivery, necessary transport infrastructure can realistically be delivered and, crucially, environmental constraints appear capable of being addressed adequately without unacceptable impacts upon existing interests, for example, Birds Marsh Wood.
217. Submitted Core Policy 10 also indicates that 18ha of employment land and 800 dwellings would be delivered on land at 'South West Chippenham'. The Council considers that this location offers scope for a sustainable urban extension to the town wherein the employment and housing benefits of its planned early (phased) development would outweigh the potential harm caused by an incursion into a greenfield location beyond the town and community area itself.
218. Concerns have been expressed at the nature of the south west proposal, particularly its location, its impact upon the landscape and smaller settlements to the south of Chippenham, its constituent parts, its proximity and integration with the town centre, its effect upon infrastructure and its likelihood of delivery. All such matters are areas of legitimate interest. The Council is of the view that the considerations and constraints which affect the site, for example transport infrastructure, connectivity to the town centre and water management, are capable of adequate resolution; with regard to these matters and in acknowledgment of the Statement of Common Ground and the submitted planning application, I have found insufficient substantive evidence upon which to disagree.
219. I have noted the particular concerns of various representors. Whilst potential development in the vicinity of the south west proposal has been historically promoted without success, the submitted CS must be examined with regard to current evidence. This evidence supports the levels of overall development for Chippenham. The Council has submitted its intended approach. Notwithstanding my conclusions below, the evidence available to me does not indicate that development to the south west of Chippenham cannot be

assimilated reasonably into the landscape with due regard to connectivity to the town centre and the provision of necessary associated infrastructure.

220. Submitted Core Policy 10 would also deliver 8ha of employment land and 700 dwellings at 'Rawlings Green, East Chippenham'. The site is located east of the railway line and north of Monkton Park estate. I am mindful of the Statement of Common Ground¹⁰⁰ between the Council and the potential developer which indicates broad agreement of the principles to be adopted in bringing the site forward and the absence of insurmountable hurdles to its delivery. The site is reasonably well located to the existing built form of the town and there is no evidence to indicate that the masterplanning process to be adopted in bringing the site forward would not provide an effective means of ensuring that considerations and constraints affecting the site cannot be resolved adequately and in a timely fashion.
221. There is therefore a body of evidence which provides support for the strategic allocations identified in the submitted version of Core Policy 10. However, the Council and I are obliged to consider whether reasonable alternatives exist in order to ensure that the submitted plan is justified adequately.
222. During the preparation of the submitted CS, the Council considered there was positive scope for further strategic development to the east of Chippenham. The approach presented was amended, with reasoning supplied by the Council in draft Topic Paper 14, following consultation on the Wiltshire 2026 publication. In this context, yet not exclusively so, a number of concerns have been expressed at the way in which the Council has considered alternatives to the content of Core Policy 10 and the way in which options have been assessed. In short, I share some of those concerns.
223. It is important, as indicated by case law¹⁰¹, that the SA can withstand scrutiny as an evidence source which assists in justifying the content of the CS. With this in mind, the proponents of unallocated land to the east of Chippenham (the '2020 site') have submitted detailed evidence identifying potential shortcomings in the Council's SA and site selection process. A primary concern is the way in which the Council has dealt with the 2020 site in relation to other options.
224. Whilst recognising that professional judgements need to be made in undertaking the SA process, it is important that the SA process deals with reasonable alternatives in a fair and comparable manner. The reasoning for the Council's amended approach to strategic sites in Chippenham can be found within Topic Paper 12¹⁰² and elsewhere. The process of site selection has been informed by the iterative SA which has been updated on numerous occasions. Yet the evidence does not indicate that the Council considered equitably or clearly the reasonable alternative of a reduced East Chippenham allocation (compared to the Wiltshire 2026 proposal) against the preferred option that ultimately found its way to be part of Core Policy 10.
225. The Council's SA states that transport impacts are a key issue in the

¹⁰⁰ WCS/SoCG/07 and 07A

¹⁰¹ Save Historic Newmarket Ltd v Forest Heath DC, SSCLG (2011) EWHC 606 (Admin); Heard v Broadland District Council (2012) EWHC (Admin) et al

¹⁰² Topic Paper 12 Figure 1, Table 4 et al

consideration of Chippenham's strategic site options. However and amidst a wealth of other evidence, the assessment of Option 3¹⁰³ that informed the SA and which included the 2020 site, was undertaken without an assumption that a completed eastern distributor road would be provided through developer contributions. This is in contrast to the consideration of Options 1 and 2 with their associated infrastructure, the latter of which was assessed with the assumption that a necessary road bridge would be provided through developer contributions. The balance of evidence suggests both elements of infrastructure for Options 2 and 3 are capable of being delivered.

226. Whilst the Council's evidence acknowledges that mitigation in the form of a completed eastern distributor road for Option 3 was likely, the mitigation was not assumed to be in place for the testing/modelling of Option 3. Instead, Option 3 was tested on the basis of a connection to the A4. Such an approach is not equitable for the purposes of the SA; particularly when the evidence indicates that Option 3 could not be feasibly completed without the distributor road. The manner in which this matter has been treated has affected the content of the SA.
227. The consequence of such an approach risks the inaccurate identification of transport effects arising from development within the SA. The basis for the SA assessment of Option 3, particularly in terms of the 'Transport' criterion, is therefore not well founded. In this relatively narrow respect, it is unreliable evidence which does not accurately inform the identification of preferred options. The 'Entran' report prepared in support of the 2020 site provides evidence which supports a conclusion contrary to that of the Council. The justification for the different approach taken by the Council in relation to Options 2 and 3 is unconvincing¹⁰⁴; I do not accept that the omission of testing the evidentially required eastern distributor road was necessary to ensure a 'level playing field' with other alternative options.
228. Furthermore, the evidence submitted by proponents of the 2020 site as part of the CS pre submission consultation, which includes specialist SA evidence, indicates that the 2020 site would perform better against the SA objectives than perceived by the Council. Whilst I accept that different professional judgements can be exercised, this evidence is not countered specifically and fully by the Council, has some weight and consequently introduces a degree of substantive doubt as to whether the Council's SA accurately assesses the effects of the 2020 site against the SA criteria.
229. In totality and with regard to the strategic allocations at Chippenham, the SA does not inform robustly the equitable consideration of reasonable alternatives and the subsequent content of submitted Core Policy 10. This is an unfortunate but fundamental shortcoming. I am unable to conclude that the content of the CS with regard to the strategic allocations of Core Policy 10 is sound and can justifiably form part of a sound plan.
230. To resolve this matter and following correspondence, the Council has suggested changes to the CS which would enable a Chippenham Site Allocations DPD to be produced and adopted based upon the strategic

¹⁰³ Transport Strategy for Chippenham – Land Allocation Report STU/11

¹⁰⁴ EXAM/09C

intentions of the CS. The changes to Core Policy 10 would provide rational and adequate criteria to guide the Site Allocation DPD. The Council's proposed changes include a basic diagrammatic indication of where future mixed use strategic sites could be located within the text of the CS. The diagram, which is informed by earlier evidence, should be considered as merely indicative and until such time as further preparatory work upon the Site Allocation DPD, including SA, is undertaken it should not be interpreted as specifically including or excluding potential reasonable locations for necessary development; for this reason and without any prejudice to the Council's plan making process, I amend the specific reference to the A350 within my recommended modifications to ensure adequate flexibility within the plan.

231. Such an approach would facilitate a transparent and equitable consideration of how the town and surrounding area should be developed to accommodate the level of growth anticipated. The submitted content of Core Policy 10 would be altered and the strategic allocations identified therein would be removed from the CS. The proposed changes to the CS also provide for an increase in housing provision above the submitted figure which, in the context of the town's principal status, the increase in housing required across the county and within a context of realistic delivery, is justified adequately. The Council's suggested changes to its housing trajectories acknowledge the effect of the Sites Allocation DPD. I recommend accordingly (**MM36**).

232. Submissions have been made to the Examination in relation to a large number of potential development sites in and around Chippenham. It will be for the Council to ascertain, through the equitable consideration of alternatives against relevant factors, how best new development should be accommodated. In the absence of a sufficiently robust SA, I have insufficient evidence upon which to base a recommendation as to which sites should be developed through until 2026. Whilst noting the positive work undertaken to date upon the development templates in CS Appendix A, in light of my conclusion I do not comment further upon their content and MM36 would necessitate their removal from the plan.

233. Land to the south west of Abbeyfield School is identified within Core Policy 10, as submitted, as a non-strategic site. Such an allocation strikes a discordant note in the consistency of the CS which does not identify other non-strategic sites. The site may have potential for future development but inclusion with Core Policy 10 is not justified but would, in any event, be removed by the Council's proposed changes embodied in MM36.

Summary

234. The broad strategic approach taken by the CS towards the principal settlement of Chippenham is supported by the evidence base. Core Policy 9 is justified, positive and will be effective in implementation. The thrust of Core Policy 10 requires modification to provide a basis upon which the detailed delivery of development within the town and affected areas can be considered robustly through a specific Sites Allocation DPD. Upon this basis the CS will be effective in securing its objectives.

Corsham Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Corsham Community Area and will it be effective in terms of delivery?

235. The Corsham Community Area is located towards the west of the county and lies partly within the Cotswold AONB whilst forming part of the West Wiltshire Green Belt. It has a strong rural character. The Council's analysis of the role and function of settlements provides an adequate justification for the content of Core Policy 11 which establishes Corsham as a market town which provides a range of services and facilities for the surrounding area and a range of suitably designated Large and Small villages.

236. The area is influenced by larger nearby settlements, such as Chippenham and Bath and this is recognised adequately by the CS, particularly at CS paragraph 5.58. Whilst I note the concerns which have been raised, there is no substantive evidence to indicate that the CS, when applied in its entirety, would be incapable of retaining the separation of Corsham and Chippenham. The Council propose an alteration in this section of the CS which is helpful but not essential to secure soundness.

237. Within its evidence base, the Council identifies the environmental qualities of the area which have influenced the overall levels of development proposed. Furthermore, the Council appears conscious that Corsham itself has experienced relatively substantial levels of growth in recent years. As a consequence, the submitted CS identified the provision of at least 1,200 homes in the area over the plan period, of which 1,050 should occur at Corsham. The Council considered the scope for a strategic housing allocation at Corsham but concluded, for reasons summarised in the position paper¹⁰⁵, that such provision was not required in this community area. I am mindful that CS Table 5.5 indicated 475 homes remain to be identified for Corsham albeit permissions subsequent to publication had not been accounted for in this remainder figure.

238. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for this, and other, Community Areas. Consequently, the level of indicative housing contained in Core Policy 11 is proposed to be 1395 homes, of which some 1220 would be at Corsham and 175 in the remainder of the Community Area. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately and I recommend accordingly **(MM 37)**. Such a modification does not fundamentally alter the considerations or conclusions upon the necessity for a strategic allocation.

239. Submissions to the CS and the Examination, indicate that there is both developer interest and land potentially available to meet any housing and employment requirements of the locality, for example between the A4 and Bradford Road or land to the west or north of Corsham. In this context, it would appear¹⁰⁶ that only limited progress is being made on potentially

¹⁰⁵ WC/PS/WCS – M9D

¹⁰⁶ EXAM/29B

relevant neighbourhood plans and there is a risk that such progress may stifle the delivery of housing outside of schemes deemed acceptable under the provisions of Core Policies 1 and 2. The absence of substantive and timely progress upon any neighbourhood plan increases the risk of an ineffective approach towards housing delivery. Indeed, the recommended increase in housing provision across Wiltshire will require the Council to ascertain how provision is to be made and thus the identification of specific sites by the Council in its Sites DPD as a complementary adjunct to the neighbourhood planning process. Such a process will ensure a specific supply of housing land to contribute towards identified needs and will include mechanisms that will enable due consideration, consultation and examination of the merits of all potential sites both within Corsham and elsewhere, such as Rudloe.

Allocations within the CS at this specific moment in time are not warranted. In the interim, the combination of commitments and likely 'windfall' sites will maintain a housing supply for the shorter term.

240. With regard to employment land, Corsham has a number of distinct attributes; these include a relatively high proportion of MoD property and a relatively high number of existing commitments. The town is identified in the Council's evidence base¹⁰⁷ as being a desirable employment location and that some 6ha of additional land is required to support the identified Principal Employment Area. Following consideration of options, particularly via the Employment Land Review and associated documents, the Council concluded that a specific allocation for the community area was not warranted. On the basis of the available evidence, which includes submissions made to the Examination such as relates to Sands Quarry for example, I have no substantive reason to disagree. The Employment Land Review emphasises the need for a 'Plan, Monitor, Manage' approach to employment requirements and, with regard to the Council's revised monitoring framework, the review opportunities offered by the CS Review and the production of other planning documents, I am satisfied that such an approach can prove effective. A specific employment land allocation is not warranted at this time.

241. In common with other community areas, the Council has worked with its partners in assessing the requirements and factors which will influence development of the community area, these include matters of essential infrastructure such as transportation. In these regards, CS paragraph 5.59 is supported adequately by the available evidence which includes the Community Strategy and the Corsham Community Area Plan. There is no substantive reason to consider the range of identified matters are not justified or capable of being effectively resolved where relevant in association with other elements of the CS. I am satisfied that the CS, particularly paragraph 5.59, acknowledges the heritage significance and community value of Corsham and the surrounding area adequately and on a justified basis.

242. The Council has suggested changes to CS paragraph 5.59. These clarify a more flexible approach to retail provision in Corsham which is supported by the evidence referred to by Topic Paper 6. The changes also clarify the approach to be taken towards new development in order to maintain the integrity of the Bath and Bradford on Avon Bats SAC and relate to the AONB. I recommend such changes as main modifications to ensure the effectiveness

¹⁰⁷ Topic Paper 7 et al

of the plan (MM38).

243. With due regard to the consideration of alternatives, the CS does take a justified approach towards the Corsham Community Area and will be effective in terms of delivery.

Calne Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Calne Community Area and will it be effective in terms of delivery?

244. The Calne Community Area lies to the north of the county. As justified adequately by Topic Paper 3 and associated documents, Core Policy 8 identifies the market town of Calne, with its range of services and facilities, as the primary settlement surrounded by a variety of designated Large and Small villages. There is no robust evidence to suggest the CS policies for maintaining the integrity of individual settlements are flawed or that there is a need for specific countryside protection policies for land east of Chippenham.

245. As throughout Wiltshire, the CS sets a strategy for the area that seeks to balance housing growth with job creation. This is consistent with the CS as a whole. In essence, the submitted Core Policy 8 indicated that a minimum of 1,380 dwellings would be provided over the plan period with 1,240 occurring in Calne. Allowing for commitments, CS Table 5.3 indicated the need for a further 410 homes to be identified, 370 of which would be within Calne. The Council's position paper¹⁰⁸ summarises the justification for such figures. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for the Calne Community Area. Consequently, the level of indicative housing contained in Core Policy 8 is proposed to be 1605 homes, of which some 1440 would be at Calne and 165 in the remainder of the Community Area. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately and I recommend accordingly (MM 39).

246. It is clear from the evidence that the Council has considered the need for a strategic allocation within the community area, indeed an early iteration of the CS contained a housing allocation to the north-east of Calne which was assessed against alternatives. As set out in Topic Paper 12, a subsequent planning permission for 285 dwellings resulted in a lesser requirement for the town which was not deemed strategic within the context of the overall county and the CS. Indeed, further subsequent permissions have reinforced the Council's contention that a strategic allocation is not warranted.

247. I agree with the thrust of the Council's analysis. Whilst the recommended increase in housing provision across Wiltshire as a whole will require the Council to ascertain how such provision is to be made within each HMA and will require the specific identification of sites, this will be secured reasonably via the Sites DPD as a complementary adjunct to the neighbourhood planning

¹⁰⁸ WC/PS/WCS/M9E

process which is underway within the town and elsewhere¹⁰⁹. I accept, based on submissions to the CS and the Examination, that there are areas of land around the town which have the potential for new development, for example to the south or east, but the balance of evidence does not support the essential need to make allocation within the CS at this moment in time.

248. With regards to employment land, the evidence indicates that Calne has a reasonably established employment base, is influenced by the principal settlement of Chippenham and is not located on a strategic road corridor. The Council proposes a change to the CS to provide 6ha of employment land over the plan period with 3.2ha identified on land east of Beverbrook Farm and Porte Marsh Industrial Estate that forms a saved North Wiltshire Local Plan policy. The evidence, including the Employment Land Review and Topic Paper 7, supports the adequacy of such a stance and I recommend a main modification accordingly (MM39).
249. Working in partnership and with regard to the IDP, the Council has assessed the existing and likely required levels of infrastructure to support the community area and levels of development proposed over the plan period. In so doing, the Council has had regard to the community strategy and the Calne Community Plan. Indeed, as shown in the Council's position statement, there is a proactive record of joint working on community initiatives within Calne. Such work is reflected in the content of CS paragraphs 5.41 and 5.42 albeit I recommend the Council's proposed changes to ensure an appropriate recognition of the North Wessex Downs AONB and the designated Air Quality Management Area (MM40).
250. Overall, and mindful that all relevant parts of the CS apply, the submitted plan takes a justified approach towards Calne with appropriate regard to alternatives and will be effective in terms of delivery.

Devizes Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Devizes Community Area and will it be effective in terms of delivery?

251. The Devizes Community Area could be described as occupying the rural heart of the county and lies partially within and predominantly to the west of the North Wessex Downs AONB. Devizes itself is an appropriately designated market town that offers a broad range of services and facilities. Similarly, the Council's evidence, including Topic Paper 3, justifies the designation of Market Lavington as a Local Service Centre within Core Policy 12 whilst clarifications of the evidence base have led the Council to suggesting changes to the listed Large and Small villages (see MM4).
252. The CS and its accompanying evidence, including the Employment Land Review and associated documents, identifies the varied nature of the Devizes' employment base and the potential which exists for the town to fulfil a strategic role as a centre providing jobs, homes, retail facilities and other services. Consequently, Core Policy indicates that approximately 10ha of employment land will be provided over the plan period upon two key sites

¹⁰⁹ EXAM/29B

which will in turn supplement the identified Principal Employment Areas. I have noted the submissions made querying the necessity for a strategic employment land allocation, the potential for existing previously developed sites to accommodate employment growth and the potential for employment opportunities to be enhanced by broadband technology. However, with regard to the supporting evidence which includes the Council's Position Statement¹¹⁰ and Topic Paper 7, the content of Core Policy 12 which includes strategic employment land provision is justified adequately.

253. The saved local plan allocation at Nursteed Road will provide 1.5ha of employment land. The 8.4ha of strategic employment land allocated by Core Policy 12 at Horton Road has been derived, as evidenced in part within the SA and Topic Paper 12, through an analysis of existing provision, strategic needs and through adequate consideration of alternatives. It is logically located to the north east of the town close to existing commercial development at Hopton Park. The SA identifies the sensitivity of the potential employment allocations in relation to the North Wessex Downs AONB. However, such matters can be addressed adequately by the Council's changes to the CS and the development template in CS Appendix A as supported by the available landscape and heritage evidence. The template is not fully prescriptive and as such its content is justified and will be effective. I note that Natural England does not object to the principle of the development and I have no reason to disagree or to consider that the issue of landscape and visual assessment cannot be met resolved satisfactorily. On balance, I am satisfied that the integrity of the AONB and its statutory purposes will not be compromised by the content of Core Policy 12 and the Core Strategy as modified (**MM41**).
254. Furthermore, the evidence provided by the Council indicates that it has considered adequately the infrastructure needs of the area, including transportation issues and the designated AQMA. Such evidence identifies that Devizes experiences traffic congestion along certain road corridors and there is no dispute that air quality is a cause for concern and action. Against this context, the Devizes Transport Strategy indicates that the level of growth contained within Core Policy 12 can be accommodated adequately. I am always mindful that the content of the CS must be considered as a whole and that Core Policy 12 must, for example, operate in tandem with Core Policies 55 and 60-66 which specifically address matters of air quality and transportation. Whilst concerns have been raised as to the suitability of the proposed development within the locality, the balance of the evidence is sufficient to support the objectives of the CS and the content of Core Policy 12.
255. The CS contains no strategic housing allocations for the Devizes Community Area. Alternatively and as submitted, Core Policy 12 indicated that at least 2,150 new homes would be provided over the plan period with some 1,730 within Devizes. Of these, Table 5.6 showed that 406 homes remained to be identified within the town and some 205 in the remainder of the community area.
256. A range of submissions to the CS and the Examination has suggested that there has been an underestimation of housing requirements for the community area and that there is a need for strategic housing provision. Against this

¹¹⁰ WCS/PS/M9F

context, I note that during the evolution of the submitted CS, the Council identified the potential for 700 homes to be accommodated in three sites effectively creating a strategic allocation for Devizes. Following a grant of permission and following consultation and review, the Council concluded that the necessary growth for the town could be accommodated without the need for any strategic allocation.

257. The evidence certainly indicates the availability of potential housing sites for the town, such as to the east and north-east, and an increase in the housing provision for the county has been recommended. Against such a background, I consider it reasonable in the interests of sustainable development to expect that any relatively self-contained market town, such as Devizes, will be able to accommodate proportionate and well planned housing growth. The Council has proposed a revised and indicative amount of housing for the Devizes Community Area. Consequently, the level of indicative housing contained in Core Policy 12 is proposed to be 2,500 homes, of which some 2,010 would be at Devizes and 490 in the remainder of the Community Area. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately and I recommend accordingly (**MM 42**).
258. As referenced previously, the Council and its communities will need to consider how best the necessary level of housing should be delivered. I note that some progress is being made upon the Devizes Area Neighbourhood Plan. Historic building rates should not solely dictate future plans at the community level. With due regard to Topic Paper 12 and the increase in housing to be provided, there is no compelling evidence to conclude that the Council's decision to not identify a strategic housing site for Devizes is unjustified or that the immediate housing requirements for the community area are not capable of being met through a combination of existing commitments and the application of Core Policies 1 and 2. By undertaking further planning documents, such as the Sites DPD and complementary neighbourhood plans, the Council and its partners will be able to advance additional housing development in appropriate locations, including previously developed land and addressing needs for both market and affordable homes, as may be warranted. Such mechanisms apply equally to the community area beyond Devizes itself.
259. With regard to retail matters, the CS is underpinned by an adequately robust evidence base that includes the Town Centre and Retail Study. CS paragraph 5.65 acknowledges the evidence base sufficiently, particularly in terms of ensuring a flexible approach towards the competitive retail offer of Devizes. I am satisfied that there is adequate cross referencing between Core Policy 12 and the intentions of paragraph 5.65.
260. With due regard to the consideration of alternatives, the CS does take a justified approach towards the Devizes Community Area and will be effective in terms of delivery.

Malmesbury Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Malmesbury Community Area and will it be effective in terms of delivery?

261. The Malmesbury Community Area lies in the north of Wiltshire. It is essentially rural in character and contains part of the Cotswolds AONB. Topic Paper 3 provides support for the settlement hierarchy contained within Core Policy 13 wherein the market town of Malmesbury provides the main focus for the locality and the more outlying range of justified Large and Small villages.
262. In addition to the Community Strategy, the CS has had regard to the Malmesbury and Villages Community Plan in its formulation. Furthermore, it would appear that the Council has worked proactively with Malmesbury Town Council in its advancement of its neighbourhood plan. CS paragraphs 5.69 and 5.70 capture a range of justified issues and considerations which affect the community area and which, as relevant, will be addressed by new development proposals which fall to be considered against the provisions of Core Policy 13. These include the importance of the Cotswold AONB, albeit I recommend the Council's proposed change to emphasise the AONB landscape as a consideration in development proposals (**MM43**).
263. In terms of housing provision and as submitted, Core Policy 13 indicated that at least 1,200 new homes would be provided within the community area over the plan period without the need for any strategic housing allocation. CS Table 5.7 identified the remaining need for some 270 homes to be identified within Malmesbury and some 135 elsewhere. Such figures have evolved during the preparation of the CS from a higher requirement. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for the Malmesbury Community Area. Consequently, the level of housing contained in Core Policy 13 is proposed to be indicatively 1,395 homes, of which some 885 would be at Malmesbury and 510 in the remainder of the Community Area. With due regard to the updated evidence base, including the SA, the SHMA, the Council's Topic Papers and the consultation responses, such an approach is justified adequately. Whilst I note that longer term phased employment proposals (Dyson) may affect and increase the need for housing in the immediate locality, this is a matter that can be kept under review through the process of 'plan, monitor and manage'. There is no compelling justification for increasing further the indicative housing figures for Malmesbury at this particular time and I recommend accordingly (**MM 44**).
264. Three sites to the north of Malmesbury were identified as a strategic housing site in the Wiltshire 2026 document following an options analysis referenced in the accompanying SA¹¹¹. Such work illustrates the potential land available for development around Malmesbury; further evidenced by the planning application at Filands and associated appeals. The Council subsequently considered, as referenced within Topic Paper 12, that the required housing provision was not of a scale that made a notable impact on the strategic objectives for Wiltshire as a whole and thus no strategic site was allocated within the submitted CS. The available evidence supports such a conclusion adequately.
265. In the context of a recommended increase in the housing provision for the county and Community Area, it is for the Council and its communities to

¹¹¹ SUS/30

determine the final distribution of such housing. There is no compelling reason to consider that a complementary combination of neighbourhood planning and the production of the Sites DPD will not be effective in clarifying the provision of housing in the medium and longer term. In the shorter term, the operation of Core Policies 1 and 2 alongside existing commitments will provide a means to secure an adequate housing supply throughout the community area. I recognise the attributes of Malmesbury in its range of services and facilities, its proportion of in-commuters and its need for increases in affordable housing. However, such factors may be considered by the Council and its partners in any process of housing site identification and at this moment in time these matters do not justify the modification of the plan to secure a strategic housing allocation.

266. Core Policy 13 takes a positive and adequately evidenced approach towards the provision of employment land. Malmesbury has key established employment sites and is located on the strategic road network. The Council's evidence, including the Employment Land Review, indicates that 5ha of new land is capable of being delivered over the plan period across two sites: land north of Tetbury Hill and the Garden Centre. These would supplement the three Principal Employment Areas. Such an approach is justified.
267. CS paragraph 5.70 addresses matters relating to retail provision in Malmesbury. Whilst not prescriptive, the approach provides some flexibility towards potential schemes that may come forward and is underpinned proportionately by sources such as the Council's Town Centre and Retail Study and Topic Paper 6. The Malmesbury Neighbourhood Plan is being advanced and will provide one suitable means to review the identified primary retail frontages of the town.
268. The Council, working as part of the broad Consultative Technical Group, has assessed the infrastructure requirements of the community area. These include issues of education, the fire station and the heritage value of the locality. These are reflected within CS paragraph 5.70 and the IDP. The balance of the evidence supports the Council's approach both in terms of content and viability.
269. Overall and with due regard to alternatives, the CS does take a justified approach towards the Malmesbury Community Area and will be effective in terms of delivery.

Marlborough Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Marlborough Community Area and will it be effective in terms of delivery?

270. The Marlborough Community Area lies to the north eastern edge of the county. As identified by the Council's evidence, particularly Topic Paper 3 and its Addendum, the settlement hierarchy is led by the market town of Marlborough with underlying Large and Small Villages defined with due regard to their respective role and function. The detail of Core Policy 14 is justified in such regards.
271. As submitted, the Council identified at least 850 new homes to be located in

the Marlborough Community Area over the plan period which forms part of the eastern HMA; 455 of which have either been completed or have specific permission. Of the remainder, 220 are identified to form part of a strategic allocation on land to the west of Salisbury Road with a further 30 to be identified within the town. The remainder of the community area was intended to accommodate at least 145 new homes. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for the Marlborough Community Area. Consequently, the level of indicative housing contained in Core Policy 14 is proposed to be 920 homes, of which some 680 would be at Marlborough and 240 in the remainder of the Community Area. With due regard to the updated evidence base which indicates the potential for previously developed land to be utilised effectively, including the SA, the SHMA and the Council's Topic Papers, such an approach is justified adequately and I recommend accordingly (**MM 45**).

272. The Community Area is entirely located within the North Wessex Downs AONB. Setting aside the strategic allocation and as indicated by the SHLAA, there appears to be scope for a range of potential smaller scale housing sites to come forward across the community area to accommodate the housing identified in the CS, often upon previously developed land within settlements. With due regard to the concerns raised in relation to potential landscape impacts, the evidence indicates that adequate sites, but certainly not all those within the SHLAA, would feasibly be capable of coming forward with the likely potential to avoid harm to the purposes of designating the AONB. Such evidence includes the work commissioned by the North Wessex Downs AONB unit in relation to its landscape assessment of the main uncommitted sites in the AONB as identified in the SHLAA. The SHLAA represents a position in time which is likely to change over the plan period. Potential sites, including a proportion of windfalls, will emerge that are as yet unforeseen and whilst not all will be suitable or capable of development, I do not consider that the landscape assessment undertaken on behalf of the AONB unit warrants an automatic reduction in housing numbers for the community area nor would it justify a limitation upon the changes to housing provision envisaged by MM45.
273. The Council's own SA, in relation to Core Policy 2, indicates the general need for large scale housing development to avoid areas with specific landscape designations. In relation to Marlborough, the SA identifies the need for future development to give particular consideration to any potential impacts upon the AONB. The CS subsequently identifies a strategic allocation to the south east of Marlborough centre upon currently undeveloped farmland. As indicated by its Position Statement, the Council acknowledges the extent of the AONB but considers that such a strategic allocation is exceptionally necessary to ensure an adequate housing supply for Marlborough and the eastern HMA; the Council relies on the Framework (para 116) in support of its position. In essence, the Council cites the particular need for an adequate housing land supply for the eastern HMA and to serve the town, the limited availability of previously developed land within Marlborough itself and the capacity of the landscape to accommodate change in the Salisbury Road location. In the interests of ensuring sustainable and balanced development for the town over the plan period, I note the concerns raised, the national importance of the AONB and its purposes of designation but ultimately do not disagree with the Council's approach.

274. The evidence indicates that the Council has considered alternative approaches towards housing within the town, including alternative locations. The Council's Strategic Site Options – Landscape Assessment¹¹² provides an indication of the extent to which site options may affect the landscape and the degree of visual change resulting. In summary, the Salisbury Road site is identified¹¹³ as being capable of accommodating change without far reaching landscape impacts due to a combination of its valley topography and some existing mature vegetation.
275. I saw the location of the site from various vantage points. Indeed, the effect of potential development upon the landscape character of the locality and the AONB should not be underestimated. Whilst the site is reasonably well related to the town in terms of road access and proximity, the undeveloped nature of the fieldscape, the undulating public approaches and longer distance views from the west all increase the potential for notable adverse visual effects. However, with due regard to the CS Development Template and whilst I agree in part with the landscape assessment of the Salisbury Road site undertaken on behalf of the North Wessex Downs AONB Unit, specifically in the evident loss of arable land, the effect on the views from a footpath to the south and the development beyond the existing settlement, the effect appears capable of being contained into the immediate locality.
276. As indicated by the Framework (para 116), a balance needs to be struck between the statutory purposes of AONB designation and other factors. In this instance, I agree with the Council's interpretation of the evidence which indicates that a limited degree of development upon the Salisbury Road site is both justified and clearly preferable to alternative locations such as Chopping Knife Lane in sustainability terms. The undue limitation of housing for an existing market town, such as would be secured by not having a modest degree of growth, would not satisfy the strategic objectives of the Core Strategy as a whole.
277. A number of representations have been made querying, amongst other matters, the principle, the scale and the deliverability of the Salisbury Road site. Representations have been made suggesting that housing numbers should be curtailed for Marlborough such that a reduced, if any, scale of development should occur outside of the existing town boundary. The balance of the evidence, including the SHMA and SHLAA, indicates that some degree of new development is warranted. The Council's Landscape Assessment clarifies that there is some capacity for change at Salisbury Road and the nature of the development should be such that a meaningful contribution is made to the overall needs of the East HMA and the town itself. Nonetheless, the figure of 220 new homes should not be considered a minimum and any development must have regard to any appropriate site specific Landscape and Visual Impact Assessment which should inform the final scheme that is promoted.
278. In essence, I have little reason to dispute the position of the Council and the land owner, that the site is capable of being brought forward broadly in line with the details found within CS template at Appendix A. These details address adequately a range of matters such as infrastructure, including

¹¹² STU/42

¹¹³ Ibid pp 72/73

transport, and landscape mitigation. There is a degree of uncertainty as to what will be the effective built boundary of the proposed site. Due to AONB considerations, I consider it desirable that the site should maximise its potential to mitigate any adverse landscape impacts as far as practicable. Thus the site area shown within CS Appendix A should not be considered as a means of fixing the built boundaries and the masterplanning process should be used to minimise effectively any landscape impacts within the available site envelope.

279. Concerns have been raised at the level of water abstraction within the area and whether, with particular regard to the ecological value of the River Kennet¹¹⁴, there are adequate resources to cater for additional growth. The evidence indicates that the Council and its partners are aware of the issue, in particular through the Council's HRA (as updated and including EXAM/89A) and through the Thames Water – Water Resources Management Plan. Whilst continued monitoring may be required, there is no substantive evidence to indicate that the levels of proposed development would have a detrimental effect upon local water resources to the extent that an alternative strategy should be pursued. Similarly, and with due regard to the Groundwater Protection Zone which is relevant to the Salisbury Road allocation, there is no substantive evidence that the strategic allocation should not be pursued for reasons of water resource impacts, such as inadequate supply or contamination. The Council appears to be discharging its Duty to Cooperate adequately in these regards, ensuring that the issue of water resources is addressed suitably.
280. The CS provides support for the three identified Principal Employment Areas and identifies scope for the provision of 3ha of non strategic employment land within Marlborough over the plan period. While this is a lower figure than indicated by the Council's Employment Land Review, the balance of the available evidence does not indicate that the Council's approach is unsound in light of the current supply of land/premises, the AONB designation and Marlborough's location away from an established economic corridor (eg the M4). The Council foresees neighbourhood planning as the mechanism for delivering such land although I note very limited progress upon neighbourhood planning in this community area. The monitoring of employment land and premises provision will be important to ensure the Council can consider alternative means of bringing forward necessary land/premises in the event that no Neighbourhood Plan emerges during the plan period.
281. Whilst Marlborough benefits from tourism activity and notwithstanding local concerns in relation to hotel provision within the area, the content of CS Core Policies 39 and 40 provide an adequate framework for determining proposals which may arise and thereby a means of, in conjunction with any future neighbourhood planning process, addressing local issues as necessary.
282. The Council has proposed changes to the CS (para 5.75) which recognise the issue of Air Quality Management Areas and which amends reference to nature conservation interests. These provide very useful clarity but are not strictly necessary to secure soundness of the plan as a whole; indeed, with due regard to the comments of Natural England and the content of the Council's HRA,

¹¹⁴ Including the Kennet and Lambourn Floodplain SAC

there is insufficient contrary evidence to support a conclusion that the CS would have an adverse effect upon any Natura 2000 site or create a specific biodiversity conflict within this community area. CS Core Policy 59 (as modified) and the clarifications of the Council within the supporting text to Core Policy 14 (see MM45) provide for an adequate approach to the Stonehenge and Avebury World Heritage Site which falls partly within the Marlborough Community Area.

283. With due regard to the consideration of alternatives, the CS does take a justified approach towards the Marlborough Community Area and will be effective in terms of delivery.

Melksham Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Melksham Community Area and will it be effective in terms of delivery?

284. Melksham is the largest town of the community area which lies towards the west of the county. The Council's analysis of the role and function of settlements¹¹⁵ justifies adequately the hierarchy of settlements set out within Core Policy 15 albeit the Council's suggested changes to the CS clarifies the status of Great Hinton as a Small village and the functional relationship between Melksham and Bowerhill village appropriately. I recommend accordingly (**MM 46**).

285. The submitted CS indicated at least 2,040 new homes would be provided over the life of the plan of which 1,930 should be accommodated at Melksham. No strategic sites were identified and the Council had an expectation that the neighbourhood planning process would provide a basis for delivering the remaining housing required. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for this Community Area. Consequently, the level of indicative housing contained in Core Policy 15 is proposed to be 2,370 homes, of which some 2,240 would be at Melksham and 130 in the remainder of the Community Area. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers I have no specific evidence to suggest that such an approach would not deliver suitable levels of sustainable development and is not justified adequately. I recommend accordingly (**MM 47**).

286. The principle of Core Policy 15 is consistent with the objectives of the Core Strategy as a whole. The volume of intended housing is expressed indicatively and appropriately which provides some flexibility for the overall level of provision and I am mindful that the Council's SA sets out the process which has led to the absence of any strategic site allocation for the town.

287. The CS as proposed to be changed would enable the Sites DPD and the neighbourhood planning process to facilitate the provision of the required level of housing albeit, notwithstanding the early work between Melksham Town Council and Melksham Without Parish Council, there is some current uncertainty as to when any neighbourhood plan may emerge and what it may

¹¹⁵ Topic Paper 3 et al

specifically address. In such a context the absence of a strategic allocation does not aid the certainty or the Plan in delivering the housing required; indeed, the provision of a housing allocation capable of delivering, for example, in excess of 400 homes would contribute to the strategic objectives of the CS in terms of housing land supply and potentially, in the event of a mixed use scheme, a more balanced economy.

288. Whilst, in the shorter term, there appears to be sufficient commitments to ensure an adequate supply of housing land for the town, there is a notable degree of uncertainty for the latter part of the plan period. The Council acknowledged in its Position Statement the scope for a Sites DPD to assist in delivering such housing which, given my earlier comments in relation to overall housing numbers for the county, seems to be the most pragmatic and efficient way of complementing the neighbourhood planning process to ensure the provision of sufficient housing to meet identified needs in a timely fashion. Such an approach may also provide an opportunity to facilitate the appropriate provision of smaller sites for the Large Villages within the community area in order to ensure the delivery of adequate housing to meet the needs of the area in a sustainable fashion. By such means it will be feasible to deliver the housing numbers shown within modified Core Policy 15 as necessary. Notwithstanding the potential availability of land as promoted by submissions to the Examination, the Council's decision to not identify a strategic allocation for Melksham at this time is, on balance, warranted.
289. With regards to employment land, Core Policy 15 provides explicit support for Core Policy 35 and the 7 listed Principal Employment Areas. Such an approach is justified by the evidence base which includes the Council's Employment Land Review.
290. I am mindful that the Employment Land Review identifies a shortage of employment land within Melksham and the likely need for a greater land supply than that contained within the CS; estimating as a guide the need for 7.7ha of employment land. However, the CS does make provision for 6ha of land to be provided at the Hampton Business Park and, as recommended by the Review, a process of 'plan, monitor and manage' would enable the Council to gauge what necessary actions may be necessary to ensure the employment land supply is sufficient to meet needs, for example through the Sites DPD or CS Review. Therefore I am satisfied that Core Policy 15 is adequate and proportionately justified in such regards.
291. The Council has considered the range of infrastructure available and required within the community area to support the levels of development planned. The balance of evidence does not indicate that such assessments are inadequate or flawed.
292. The CS identifies in paragraph 5.80 a comprehensive range of issues to be addressed in planning for the Melksham Community Area. These are drawn from the available evidence and cross referenced within Core Policy 15. The Council has proposed clarifications to these matters which are useful but not essential for the overall soundness of the plan as a whole. As such and subject to my modifications to ensure the effectiveness of Core Policy 15 (MM 46/47), the CS provides a positive basis for tackling such matters which may be supplemented by any community led plan that may emerge, for example

the vitality of the town centre through the work of the Town and Melksham Without Parish Councils.

293. Core Policy 16 reflects work undertaken to provide a canal link between the River Avon and the Kennet and Avon Canal. There are benefits to be derived from the initiative and the policy effectively safeguards the intended route. Based upon the available evidence there is no reason to consider the policy unjustified.
294. Overall, and with due regard to the consideration of alternatives, the CS does take a justified approach towards the Melksham Community Area and will be effective in terms of delivery.

Mere Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Mere Community Area and will it be effective in terms of delivery?

295. The Mere Community Area lies to the western edge of county and forms part of the area covered by the adopted South Wiltshire Core Strategy. Mere itself is the local service centre for the area with reasonable transport links provided by the A303 and A350. The Council is clear that the adopted strategy for the area is intended to continue within the submitted CS. The principle of the adopted approach appears founded in evidence, particularly in the Council's analysis of the role and function of settlements and in its prior consideration of alternatives.
296. As submitted, the level of anticipated housing growth is expressed as a modest 250 homes. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for the Mere Community Area. Consequently, the level of indicative housing contained in Core Policy 17 is proposed to be 285 homes, of which some 235 would be at Mere and 50 in the remainder of the Community Area. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately and I recommend accordingly (**MM 48**). Employment growth appears to be catered for by a proportionate allocation of 3ha of land and I have no reason to consider that this arrangement would be insufficient or is not justified. There are no strategic development allocations shown within the CS and there is no evidence to suggest that a contrary position should be taken.
297. The community area lies partly within the Cranborne Chase and West Wiltshire Downs AONB which is reflected suitably within the Council's proposed change to the CS (para 5.86). The evidence indicates that adequate infrastructure exists to accommodate the levels of growth anticipated and I have no reason to disagree.
298. Overall, the modified CS and Core Policy 17 take a justified approach towards the Mere Community Area and will be effective in terms of delivery.

Salisbury Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Salisbury Community Area and will it be effective in terms of delivery?

299. Salisbury is one of the three Principal settlements within Wiltshire. Core Policies 20-22 flow directly from the strategy for the Salisbury Community Area which has been established by the adopted South Wiltshire Core Strategy. As referenced in its Position Statement¹¹⁶ and elsewhere, the Council considered whether the content of the South Wiltshire Core Strategy remained justified and the extent to which changes might be required prior to submitting the county wide CS for Examination.
300. The CS, in summary, seeks to deliver a range of mixed use, strategic sites to establish more sustainable and self contained communities, building upon the relative health of the city centre whilst acknowledging issues which include inequalities, access to housing and the need to address climate change. CS paragraph 5.109 sets out a number of specific planning issues relevant to the community area that is derived adequately from the available evidence which includes the Salisbury Vision¹¹⁷.
301. I am mindful of the range of detailed evidence that was produced in support of the South Wiltshire Core Strategy and its examination. Such evidence sets out the Council's preferred approach towards the provision of some 29ha of employment land as indicated by Core Policy 20 which also supports the Principal Employment Areas at Old Sarum and Southampton Road. The employment land is identified to be provided across a number of strategic sites (including UKLF at Wilton). The balance of the evidence indicates that the approach is justified and capable of delivery.
302. As submitted, Core Policy 20 allows for the provision of at least 6,060 new homes, nearly 4,000 of which will be located upon 6 strategic sites. Allowing for commitments, CS Table 5.13 indicates that fewer than 350 homes remain to be identified. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed no change to these figures. Once again, with due regard to the available evidence which includes the grant of various planning permissions and the work underpinning the development templates in CS Appendix A, the strategic sites appear capable of effective delivery. With due regard to the findings of the Examination into the South Wiltshire Core Strategy, the Council will need to keep its housing requirement and land supply under review utilising mechanisms such as the CS review and the Sites DPD. However, Core Policy 20 as submitted is clear that the volume of new homes is expressed as a minimum thus not precluding the delivery of additional homes over the plan period. The Council has suggested changes to Core Policy 20 in relation to the way in which the level of new development and growth within the city are referenced. Whilst relatively minor, such changes would ensure consistency within the CS when read as a whole. On balance, I consider that they are necessary to secure the soundness of the

¹¹⁶ WCS/PS/M9K

¹¹⁷ CPP/80

document as a whole and to clarify the way in which Core Policy 20 is expressed for the city which will remain the urban heart and focus for southern Wiltshire and the associated HMA. I recommend accordingly (**MM29**).

303. Appendix A of the CS contains development templates for the Salisbury strategic sites. The balance of evidence supports the level of detail which they contain and this includes due consideration of a range of infrastructure. I have no substantive reason to consider the sites are not capable of being delivered effectively.
304. Core Policies 20 and 21 identify the provision of additional retail and leisure floorspace within the city that is justified by a number of evidence sources, particularly the Council's Town Centre and Retail Study and Topic Paper 6. The CS seeks to optimise the city centre location of The Maltings/Central Car Park. There is no substantive evidence to indicate that the approach of the CS is not justified or capable of delivery. As such, the objectives of Core Policy 21, in combination with the detail contained in the development template which includes the appropriate albeit minor modification of the Council to reference an anchor store, provide a justified and positive framework for delivery that is consistent with national policy.
305. The Council, working as part of the broad Consultative Technical Group, has assessed the infrastructure requirements of the community area and the developments proposed. These include issues of education and water resources. This is reflected, for example, within the CS development templates, CS paragraph 5.109 and the IDP. The balance of the evidence supports the Council's approach both in terms of content and viability.
306. The CS acknowledges the transportation issues which affect the city and locality. Whilst the CS contains a suite of specific policies relating to transport, CS paragraph 5.109 makes clear that all strategic development will need to consider their individual and cumulative effects. I heard much debate and some concerns at the way in which the Council was developing and implementing the city Transport Strategy and how the content of the South Wiltshire Core Strategy was reflected in the CS. Whilst I am satisfied that specific reference to projects or details are not necessary to secure the soundness of the CS, I do accept that the Council's proposed additions to the CS will make clear that transport solutions will need to be delivered in accordance with the evolving Salisbury Transport Strategy, based upon the radical option identified in the informative evidence of the 'Options Assessment Report'. Such an approach will enable due consideration of developing transport initiatives and, for example, how any necessary modal shift should be facilitated, such as by developing the theme of 'Smarter Choices'. For reasons of clarity and effectiveness, I recommend this change as a main modification (**MM49**).
307. The development templates are intended to be read in association with the IDP. There is recognition within the CS that the infrastructure requirements within the IDP may change over time and that the Council will need to be flexible and responsive to changes. As such, the transportation requirements identified within the templates are not designed to be fully prescriptive. The Council has proposed changes to the relevant templates to clarify the link with

the Salisbury Transport Strategy and more site specific transport assessments and travel plans. Such an approach, in combination with the necessary masterplanning processes and community engagement, provide an adequate opportunity to address the transport requirements of sites on an individual and city wide basis. I recommend accordingly (MM50).

308. The Council acknowledges adequately the presence of Natura 2000 sites albeit that a proposed change is necessary to ensure the effectiveness and accuracy of CS paragraph 5.109 (MM51).

309. Core Policy 22 takes a criteria led approach towards the 'Salisbury Skyline' that is designed to preserve the character of the city and protect important views of the cathedral and the city's roofscape. Such an approach is justified.

310. As referenced further below, Core Policy 23 relates to Old Sarum Airfield which resides in the Southern Wiltshire Community Area. The Council has proposed a change to the CS to relocate the policy within the document which, whilst logical, is not strictly necessary to secure the overall soundness of the CS.

311. Overall and with due regard to the consideration of alternatives, the CS does take a justified approach towards the Salisbury Community Area and will be effective in terms of delivery.

Pewsey Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Pewsey Community Area and will it be effective in terms of delivery?

312. The Pewsey Community Area is predominantly rural in character and a significant proportion lies within the North Wessex Downs AONB. As justified by the Council's analysis of the role and functions of settlements, Pewsey is a large village which operates as a Local Service Centre and not, due to its limited employment base and relative size, as a Market Town. The settlement hierarchy identified within Core Policy 18 is duly justified.

313. The Council identify Pewsey as the focus for new development and modest growth over the plan period. With regard to employment land, the Council has relied upon its evidence base, particularly the Employment Land Review, to inform Core Policy 18 which identifies the requirement for 2ha of land over the plan period. As evidenced by the Employment Land Review, this is not a strategic priority. I have no substantive reason to consider that this figure, which will supplement the identified locally important rural employment sites, is unjustified or that the overall approach is flawed. The Council has clarified that 1.66ha of land will be provided via the saved Local Plan allocation at Marlborough Road wherein a change in ownership may facilitate its delivery. On the balance of the evidence I recommend this change for reasons of clarity and effectiveness accordingly (MM52).

314. As submitted, Core Policy 18 identified the provision of at least 600 homes in the community area over the plan period whilst CS Table 5.11 indicated that 285 homes remained to be identified. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed no change to these figures albeit the

number of homes is expressed in terms of 'approximately 600'. This level of growth and approach appears justified by the available evidence, including the Spatial Strategy Background Paper and by the nature of the settlements within the Pewsey Community Area and their relationship to other locations within the HMA. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately.

315. As is common to all community areas, the Council will need to keep its housing requirement and land supply under review utilising mechanisms such as the CS review and the Sites DPD. On this basis, the CS figure should not be viewed as a target and additional development above the approximate figure of 600 homes, contributing towards the housing needs of the HMA, may be justified. Whilst submissions to the Examination have indicated that potential housing land is available, there is insufficient substantive evidence to support the need for a strategic allocation or for a specifically greater volume of housing at this particular moment in time. There is undoubtedly a need for increased levels of affordable housing but of itself this is not a sufficient justification for an overall increase in housing volumes for either Pewsey or the wider community area; the CS provides other mechanisms whereby affordable housing provision can be secured.
316. Indeed, the CS and its evidence base, particularly the SA, note the existence and implications of the AONB designation which covers much of the community area. I have had regard to the submissions made and the work commissioned by the North Wessex Downs AONB Unit which assessed SHLAA sites in and adjacent to the AONB. Such work is informative and indicates the potential challenges to be faced by the Council and others in realising the effective delivery of its housing intentions. However, the work does indicate the potential acceptability of some sites in landscape terms and is predicated upon the SHLAA which, by its nature, is an iterative document that is subject to constant change as potential sites are identified, developed or are discounted. The Council's proposed changes to the CS identify appropriately the importance of the AONB designations across the county and, in relation to Core Policy 18, the importance of the North Wessex Downs AONB in particular. For reasons of effectiveness and consistency with national policy, I recommend a main modification accordingly (**MM53**).
317. The required non-strategic forms of development will be secured through a combination of Core Policies 1 and 2 and, as necessary, through the community planning process and the Sites DPD. Indeed, I note that some progress is being made in the advancement of neighbourhood planning for some settlements. The balance of the evidence indicates the feasibility of such means in delivering necessary housing and employment land over the plan period whereby the consideration of specific sites, for example that promoted at Salisbury Road or to the north west of Pewsey, in conjunction with the AONB designation and any associated landscape impacts can be made. Such an approach is justified adequately and there is no reason to consider that it will not be effective in delivery. The CS has considered the AONB designation and its implications for this community area and I do not find the document flawed in such regards.
318. The Council has proposed changes to the CS which update and clarify the intended approach to Natura 2000 sites. I recommend these as main

modifications for reasons of effectiveness and legal compliance (**MM54**) and, with due regard to the Council's HRA, am satisfied that CS approach is justified adequately.

319. CS paragraph 5.92 identifies a range of issues and considerations pertinent to the community area which will need to be addressed, as necessary, through the application of Core Policy 18. These are derived reasonably from both the Community Strategy and from the Pewsey Community Plan. Subject to the changes confirmed above, the CS is justified in such regards and will be effective.

320. Overall, the CS does take a justified approach towards the Pewsey Community Area, with due regard to alternatives, and will be effective in delivery.

Royal Wootton Bassett and Cricklade Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Royal Wootton Bassett and Cricklade Community Area? Will it be effective in terms of delivery?

321. The Royal Wootton Bassett and Cricklade Community Area lies to the east of the county, in close proximity to Swindon. The market town of Royal Wootton Bassett fulfils the role of the primary settlement with the Local Service Centre of Cricklade to the north. With due regard to the Council's analysis of settlements, the settlement hierarchy contained in Core Policy 19 is justified adequately. As indicated by Topic Paper 3, the Council considered the potential of Lyneham and Purton to constitute Local Service Centres but, with regard to their role and function, concluded that they were appropriately designated as Large Villages. As shown within Topic Paper 3 (Appendices) Lyneham has a role influenced heavily by the presence of the military and a limited function in acting as a service centre for the wider area, which contains the nearby settlements of Royal Wootton Bassett and Calne. Purton, despite its secondary school serving a wide catchment area, is relatively close to Swindon, Cricklade and Royal Wootton Bassett. On such a basis there is insufficient robust evidence to support either settlement being designated as Local Service Centres. As set out in the Council's evidence, Bradenstoke is justified reasonably as a Small Village.

322. In common with the other community areas, the CS sets out a strategy for employment and housing that is based on the settlement hierarchy and which reflects the Council's evidence that Royal Wootton Bassett fulfils a dormitory function relative to Swindon. Consequently, three Principal Employment Areas are identified to be supported in accordance with Core Policy 35 whilst 5ha of employment land is identified for the area over the plan period; 3.7ha of which will be on land west of Templars Way in Royal Wootton Bassett.

323. The employment land provision is derived from the Council's Employment Land Review which acknowledges the need for increased self-containment for Royal Wootton Bassett and its proximity to the M4 yet also an acceptance that the demand for new employment land is less likely to be for inward investment. Given the location of the town, I have no substantive reasons to disagree. The Council's SA examined potential strategic employment land allocations and concluded that the land west of Templars Way would be

preferable to that at the former St Ivel factory for reasons of heritage impacts and preferable to the extension of the Interface Industrial Estate due to issues of flood risk. Such an approach is sound.

324. The Council confirmed during the Examination that the Purton Brickworks site is not, as it previously identified, 'built out' and therefore, as a saved North Wiltshire District Local Plan allocation, it should be retained in Core Policy 19. I agree and have recommended a main modification (MM2) which will clarify the identified employment land supply for the community area.
325. In terms of housing, no strategic allocations are identified within the submitted CS albeit such options were considered and, following the granting of various planning permissions, discounted. As seen by CS Table 5.12 which shows housing completions and commitments, Core Policy 19 requires no further housing sites to be identified for Royal Wootton Bassett over the plan period and only 115 units are required for the rest of the community area. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for this Community Area. Consequently, the level of indicative housing contained in Core Policy 19 is proposed to be 1,455 homes, of which some 1,070 would be at Royal Wootton Bassett and 385 in the remainder of the Community Area. Given the levels of need across the wider county, I consider that these are relatively low figures. However, and with due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately and I recommend accordingly (**MM 55**). The Council consider that non-strategic housing sites can come forward under the neighbourhood planning process (wherein Plans for Royal Wootton Bassett and other areas appear to be in preparation) and/or the Sites DPD.
326. I have received contrary views from participants to the Examination in relation to the volume of housing proposed within the CS, a number of which suggest that the overall housing figure for the community area is too low and that there is available land, for example to the south or north of Royal Wootton Bassett, which could readily accommodate an increase in provision and a strategic allocation (potentially mixed use). I am mindful of such submissions and I do not question the availability of land. However, the Council's strategy towards this community area is cogent, consistent with the objectives of the CS as a whole, is supported by evidence and the housing volumes are expressed indicatively thus not precluding additional provision.
327. The Sites DPD will provide an opportune moment, working alongside any neighbourhood planning processes, to review the need for additional housing land in Royal Wootton Bassett and the Community Area as a whole. With due regard to the representations made, there is insufficient justification for any altered approach towards Purton, Lyneham or other settlement at this time. The available evidence does not support the identification of strategic sites or specific contingency sites supplementing an alternative volume of housing.
328. Core Policy 19 provides a suitable means to address adequately the justified range of issues and considerations detailed in CS paragraphs 5.98 and 5.99 and potentially the IDP. These include matters of infrastructure, retail provision, nature conservation, railways, landscape value and the AONB. The

Council's proposed changes to the CS provide useful clarity to aid the effectiveness of the approach and with regard to retail and AONB matters I recommend accordingly (**MM56**). The Council's changes usefully include suitable recognition of the impacts of HGV traffic on the local road network, for example as affects Cricklade, which will complement the provisions of CS Policies 65 and 66 although are not strictly necessary to secure the overall soundness of the plan. There is no substantive evidence to suggest that the approach of Core Policy 19 is not justified adequately in these regards.

329. The Borough of Swindon abuts the community area. As shown by the Duty to Cooperate Statement¹¹⁸ and the Statement of Common Ground¹¹⁹, Wiltshire Council and Swindon Borough Council have sought to engage and work constructively in planning for their respective areas and across common boundaries. I have no reason to consider that this is not continuing effectively. Amongst other matters, this work has produced the Swindon Small Scale Urban Extensions Evidence Review Paper¹²⁰. Neither authority objects to the housing volumes proposed in the respective plans of their neighbour which are currently under examination. Both authorities are content that the requirement for development within Swindon can be met sustainably within locations that do not currently require an extension into Wiltshire albeit there is an acknowledged need to keep this under review whereby a joint Site Allocations DPD may be undertaken. In summary, both Councils consider that a western extension to Swindon is not required at this time to assist in meeting the objectively assessed housing needs of either authority.
330. A variety of submissions relating to a variety of sites have been made to the Wiltshire CS indicating that provision should be made for new development to the west of Swindon, either as a strategic allocation or as a contingency. I have been mindful of such matters, as referenced above in relation to Matter 4, and the historic context whereby the draft RS envisaged the need for such provision. I am also mindful that additional major development has been granted on appeal, such as at Ridgeway Farm and that at Moredon Bridge which is accounted for in CS Table 5.12.
331. As submitted, the Council considers the CS provides adequate strategic sites, to be supplemented by non-strategic development, to meet the objectively assessed housing needs of the county over the plan period. Based upon its housing evidence, its joint working and the SA which appraises alternatives, the Council identifies no need or justification for additional site provision to the west of Swindon at this time. This report identifies the need to increase the minimum housing provision over the plan period towards the upper limit of the Council's preferred range. To do so, the Council will need to consider, through mechanisms such as its planned early review of the CS, the Sites DPD and the neighbourhood planning process, how such housing will be secured. Such a reassessment may also need to be informed by the progress of the examination into the Swindon Local Plan and any revised analysis of Borough housing needs which may occur and the interplay between the town and its surrounds. Inevitably, and whilst mindful of the current content of CS Strategic Objective 3, this may necessitate a reassessment of the potential of

¹¹⁸ WCS/07

¹¹⁹ SoCG/15

¹²⁰ ATU/117

land to the west of Swindon.

332. The evidence, such as the West of Swindon Strategic Background Paper 2009 and related documents, has historically assessed and acknowledged the potential sustainability of sites to the west of Swindon, for example Pry Farm and Washpool. Other sites also appear potentially available and have been promoted, for example in the vicinity of Hook Street. At present however, even allowing for the proposed increase in housing required by the CS, there is insufficient evidence to justify the provision of specific strategic site allocations or contingency arrangements for land to the west of Swindon.
333. With due regard to the consideration of alternatives whilst recognising the need to review the planning for increased housing volumes over the current plan period, the CS does take a justified approach towards the Royal Wootton Bassett and Cricklade Community Area and will be effective in terms of delivery.

Southern Wiltshire Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Southern Wiltshire Community Area? Will it be effective in terms of delivery?

334. The CS follows the strategy established for the Southern Wiltshire Community Area by the South Wiltshire Core Strategy which was adopted in 2012 following examination. As referenced in its Position Statement¹²¹ and elsewhere, the Council has considered whether the content of the South Wiltshire Core Strategy remains justified and the extent to which changes may be required prior to submitting the county wide CS for Examination.
335. In relation to the Southern Wiltshire Community Area which is influenced considerably by the nearby presence of Salisbury, I have no substantive evidence to suggest that the strategy is unjustified or that it will be ineffective over the plan period. Consequently and with regard to the Community Strategy, Core Policy 24 sets out appropriately the settlement hierarchy of the community area and the broad levels of anticipated development distributed in the Local Service Centre of Downton and elsewhere. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for the Southern Wiltshire Community Area. Consequently, the level of indicative housing contained in Core Policy 24 is proposed to be 615 homes, of which some 190 would be at Downton and 425 in the remainder of the Community Area. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately and I recommend accordingly (**MM 57**).
336. Whilst there will be a requirement to keep the level of housing and its distribution under review, Core Policy 24 expresses the volume of housing indicatively and thus there is some flexibility to ensure an adequate supply of housing over the plan period. Non-strategic housing may come forwards through the existing policy framework and/or through the Sites DPD and

¹²¹ WCS/PS/M9N

community planning process. There is no persuasive evidence which suggests a strategic allocation is required at this moment in time or that the housing distribution should be altered.

337. Subject to changes proposed by the Council which I recommend as modifications to ensure effectiveness (**MM58**), the CS acknowledges a range of considerations which may act as a constraint to development, particularly the New Forest National Park, the New Forest SPA and SAC and the Cranborne Chase and West Wiltshire Downs AONB. I have noted the partnership work undertaken by the Council with relevant bodies in these regards¹²². The HRA and related documents, including those prepared in support of the South Wiltshire Core Strategy, indicate that the content of both Core Policies 24 and 25 are justified and, where appropriate, capable of delivery.
338. The Council has undertaken an assessment of infrastructure requirements for this community area and I am mindful that the CS, including all policies, must be read as a whole. Thus, whilst concerns have been raised at the transport linkages between Salisbury and the settlements of the community area, there is no clear evidence to indicate that the CS is flawed or would be incapable of ensuring the provision of adequate infrastructure to serve the area and new development which may occur.
339. Core Policy 23 relates to Old Sarum Airfield, a heritage asset of some significance. The Council has clarified that this is situated within the Southern Wiltshire Community Area rather than the Salisbury Community Area and whilst the proposed change to the CS certainly aids clarity, it is not necessary to secure soundness. The CS seeks to provide a positive framework to enhance and manage the airfield linked to the production of a development master plan. The available evidence supports the contingent parts of the policy and I have no reason to consider the approach flawed or incapable of effective delivery.
340. Overall and with due regard to the consideration of alternatives, the CS does take a justified approach towards the South Wiltshire Community Area and will be effective in terms of delivery.

Tidworth Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Tidworth Community Area? Will it be effective in terms of delivery?

341. The Tidworth Community Area is located in the eastern part of Wiltshire. The CS draws suitably on the available evidence and seeks to promote a strategy which will redress the current dominant presence of the military as indicated by a range of information sources. In so doing the CS has had regard to the Tidworth Community Area Plan.
342. The settlement hierarchy as identified in Core Policy 26 is justified by the Council in its assessment of the role and function of settlements. Thus Tidworth and Ludgershall are market towns serving a wider range of designated Large and Small Villages.

¹²² WCS/PS/M9N, WCS/07 et al

343. As set out in the Council's Position Statement¹²³ and Topic Paper 7, the CS sets out an approach towards employment land that is intended to facilitate a more balanced economy. Thus the 12ha of land north of Tidworth Road is a logical and reasonable provision, supported by empirical evidence such as the Council's Employment Land Review, that will supplement the identified Principal Employment Area. Adequate consideration has been given towards reasonable alternatives.
344. With regard to housing, a strategic allocation at Drummond Park has been identified for 475 dwellings. Topic Paper 12 provides a reasonable summary justification for the allocation with due regard to potential alternatives. The balance of the available evidence supports the content of the CS in these regards. The development template provides informed guidance upon the way in which the site should be brought forwards with adequate consideration of infrastructure requirements. Whilst there will need to be an increase in past building rates with the careful monitoring of delivery and I am mindful of Appeal Decision APP/Y3940/A/13/2206963,, I have received no substantive evidence to indicate that the objectives of the CS cannot be met within this community area in a timely fashion.
345. Similarly, there are a number of potential avenues which will enable the provision of non-strategic housing: through Core Policies 1 and 2, through the community planning processes and/or through the identification of sites within the Sites DPD. The balance of evidence, which includes the SHLAA, suggests the delivery of adequate housing can be effectively achieved. The Council has proposed a minimal increase in the indicative amount of new housing for the Community Area following its consideration of overall housing provision for the county and the HMAs. With due regard to the availability of other potential housing sites there is insufficient justification for increasing the indicative housing figures further at this time. For reasons of clarity and effectiveness, including the necessary reference to protected landscapes, I recommend accordingly (MM59).
346. The Council remains cognisant of the military presence within the Tidworth Community Area and elsewhere and of the structural changes occurring within the MoD which may affect military deployment and requirements within Wiltshire. Through its existing partnership work, such matters are capable of adequate resolution to the extent that there is no necessity for any specific alterations to the CS to accommodate military needs, such as additional housing, in any alternative manner.
347. With due regard to the consideration of alternatives, the CS does take a justified approach towards the Tidworth Community Area and there is no substantive reason to consider that it will not be effective in terms of delivery.

Tisbury Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Tisbury Community Area? Will it be effective in terms of delivery?

348. As in the Southern Wiltshire Community Area and others, the Tisbury

¹²³ WCS/PS/M90

Community Area lies within the part of the county covered by the recently adopted South Wiltshire Core Strategy. The CS follows this previously adopted strategy. As referenced in its Position Statement¹²⁴ and elsewhere, the Council has considered whether the content of the South Wiltshire Core Strategy remains justified and the extent to which changes may be required prior to submitting the countywide CS for Examination.

349. The area lies predominantly within the Cranborne Chase and West Wiltshire Downs AONB and is rural in nature albeit with reasonable transport links provided by the A303, the A30 and the railway. The Council has proposed changes to the CS to emphasise the presence of the AONB; for reasons of effectiveness I recommend such modifications accordingly (**MM60**).
350. With the exception of the Tisbury Local Service Centre, the settlement structure is established by a range of Large and Small Villages which are designated appropriately within Core Policy 27 following the Council's analysis of their role and function.
351. Given the nature of the community area, its settlements, the adopted South Wiltshire CS and subsequent evidence, I am satisfied that there is no current necessity for a strategic housing allocation. The non-strategic housing volumes appear capable of being realised through a combination of CS Core Policies 1 and 2 and through the production of subsequent planning documents which may include neighbourhood plans. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed no change to the overall volume of housing proposed. The Council will need to keep its housing requirement and land supply under review utilising mechanisms such as the planned early review of the CS and Sites DPD. However, Core Policy 27 as submitted expresses the volume of new homes as a minimum. The Council has suggested changes which would clarify the wording of the CS as regards the levels of development proposed. These have a limited effect upon the content of the policy although would provide a degree of consistency within the CS itself. For reasons of clarity and effectiveness I recommend accordingly (**MM60**).
352. Core Policy 27 retains 1.4ha of employment land at Hindon Lane, Tisbury which, with due regard to the available evidence that includes relevant Topic Papers¹²⁵, is justified adequately.
353. The CS, within Core Policy 27 and paragraph 5.143, addresses a range of specific issues which affect the Tisbury Community Area. The Council's changes to the CS aid the clarity of the plan in such regards and identify particular local concerns in relation to some narrow access roads, the sufficiency of parking in the vicinity of Tisbury rail station and the guidance relevant to the SAC. Whilst useful, such modifications are not strictly necessary to secure the soundness of the CS overall.
354. With due regard to the consideration of alternatives, the CS does take a justified approach towards the Tisbury Community Area which will be effective in terms of delivery.

¹²⁴ WCS/PS/M9P

¹²⁵ South Wiltshire Core Strategy Topic Papers 17 and 18

Trowbridge Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Trowbridge Community Area? Will it be effective in terms of delivery?

355. Trowbridge is the county town of Wiltshire and is one of its three principal settlements providing a focus for the wider Community Area. As set out in Topic Paper 3, its Position Statement¹²⁶ and elsewhere, the Council is cognisant of the strengths and challenges facing the town.
356. Core Policy 28 is a response to the identified need for suitable investment into the town. The CS prioritises the regeneration of the town centre. The Policy has been informed by a variety of evidence sources which include the partnership work of the 'Transforming Trowbridge Vision Board', their resulting Scoping and Vision Study and the emerging Trowbridge Masterplan. Whilst Core Policy 28 contains an emphasis upon the Masterplan, which provides the main reference for the suitability of development proposals, there is no substantive evidence which suggests that its production process is not robust or that any alternative strategy should be pursued. There remains a degree of uncertainty as to the way in which the final Masterplan may be produced and adopted by the Council and its partners, for example as an unexamined Supplementary Planning Document. Consequently, Core Policy 28 should maintain some flexibility to ensure justified development may reasonably be considered. The Council has proposed a change to paragraph 5.150 which, to ensure the effectiveness of the CS, I recommend with further additions to Core Policy 28 as a main modification (**MM61**).
357. The CS is supported by a proportionate retail evidence base. This includes the Council's Town Centre and Retail Study which provides an adequate analysis of both quantitative and qualitative retail needs. The delineation of the town centre is proposed by the Council to be informed by the emerging Master Plan. Such an approach is reasonable and will need to be assessed in association with the partial review of the CS which, as referenced by MM11, will provide the most practical opportunity to identify primary and secondary retail frontages. The Policies Map will be amended accordingly. MM61 incorporates the necessary modification on this matter.
358. In common with other community areas, the settlement hierarchy identified in Core Policy 29 is based upon a range of evidence, including that contained in Topic Paper 3. There is no persuasive reason to consider the listed villages to be incorrectly designated.
359. The strategy taken by Core Policy 29 is consistent with the overall objectives of the CS; to seek an appropriate and justified scale of sustainable development that strengthens the principal service centre role of Trowbridge whilst delivering a balance of housing and employment opportunities in association with improved infrastructure and facilities. The CS clearly identifies a range of specific issues to be addressed by Core Policy 29 in paragraph 5.147. These are derived adequately from the evidence base and reflect community based work such as the Community Strategy and the

¹²⁶ WCS/PS/M9Q

emerging town Master Plan.

360. The CS identifies five Principal Employment Areas and a requirement for some 25ha of employment land for the plan period: 10ha at West Ashton Road and 15ha as part of a mixed use scheme at Ashton Park Urban Extension. Trowbridge is a Principal Settlement that is seeking to increase its self containment and thereby reinforce its role in the county. With due regard to the Council's employment land evidence, including Topic Paper 7 and the Employment Land Review, such figures are justified.
361. In terms of housing and as submitted, Core Policy 29 indicated that at least 6,000 new homes would be provided in the community area of which some 2,600 would be located at the Ashton Park Urban Extension. Allowing for existing commitments, some 170 new homes subsequently remained to be identified over the plan period. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for the Trowbridge Community Area. Consequently, the level of indicative housing contained in Core Policy 29 is proposed to be 7,000 homes, of which some 5,860 would be in Trowbridge supplemented by a further 950 when infrastructure and biodiversity matters have been addressed adequately. Approximately 165 homes would be built in the remainder of the Community Area. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately and I recommend accordingly (**MM 62**).
362. Submissions to the Examination in conjunction with the SHLAA indicate the potential for non-strategic sites to come forward over the plan period such that I have no reason to doubt the deliverability of the housing intended, which, as necessary, can be resolved in its detail through the Sites DPD and/or neighbourhood planning process. The CS contains sufficient flexibility within its distribution of housing across HMAs to ensure that should the anticipated levels of development at Trowbridge be unobtainable, redistribution within the HMA will be feasible, for example to other market towns. The available evidence does not support the retention of land for housing at the 'Staverton Triangle' at this time.
363. The key element of the strategy for Trowbridge is the Ashton Park Urban Extension. This is a very significant addition to the south east of the town intended to deliver a mix of homes, employment land and key infrastructure that is integrated with the existing settlement. Details of the allocation are shown in the Development Template found within CS Appendix A. The Council's evidence, including Topic Paper 12 and the SA, indicates how the allocation has evolved over time with due regard to alternatives. Such evidence includes a reassessment of development viability which has led the Council to propose a change to the affordable housing target which I recommend accordingly (**MM 63**). When taken as a whole, the evidence supports adequately the submitted strategic allocation.
364. I am mindful of the Statement of Common Ground between the Council and the primary developer of the site and also that a detailed masterplanning process will be required. With regards to infrastructure, accessibility and transport, the evidence indicates that the site is capable of being brought

forward viably to meet the objectives of Core Policy 29 albeit specific details will subsequently emerge. Such details will be subject to community involvement and should maximise the potential of the site to realise a sustainable form of development, for example in relation to connectivity and transport routes. There is no substantive evidence that such an outcome is not achievable.

365. The site is currently undeveloped countryside. Inevitably, the development will impact upon the landscape. Nonetheless, the development template acknowledges the issues adequately through proposed mitigation and green infrastructure such that there is no justification for deleting the allocation. However, it is accepted by the Council, as shown within the CS template, that the urban extension must address matters of ecology satisfactorily. Indeed, the CS template identifies the conservation and enhancement of the natural environment and any species associated with the Bath and Bradford on Avon Bats SAC as a key objective.
366. The site lies near to the ancient woodlands of Biss Wood and Green Lane Wood, is in a woodland Strategic Nature Area, includes the riparian corridor of the River Biss and lies within 4km of the Bath and Bradford on Avon Bats SAC. Bechstein bats roost nearby. I remain mindful of the available evidence which includes the Council's HRA, the AA, the views of Natural England¹²⁷ (which do not raise objection to the principle of the allocation) and the changes proposed by the Council which further address matters of ecology. In summary, the Council considers that the strategic allocation can be brought forward acceptably in terms of its ecological effects.
367. The CS as a whole and the template in particular, provides adequate acknowledgement and reasonable protection of the nearby and potentially affected woodlands together with a cogent approach towards the River Biss corridor. The CS is sound in such regards.
368. I heard in some detail and from qualified perspectives how protected species, especially Bechstein bats with nearby maternity roosts, may or not be affected by the strategic allocation at Ashton Park linked to improvements planned for the A350 at Yarnbrook. With regard to the existing and historic species surveys, there is undoubtedly scope for ever more detailed data in relation to the presence and movement of protected species, especially bats in terms of roosting, breeding and foraging. That certain protected species are present near to Ashton Park and are vulnerable to effects arising from development is not in dispute. I received details and heard unresolved debate on the likely efficacy of potential mitigation and avoidance measures in relation to matters such as bat flight paths, the 'barrier' effect of roads, the effects of lighting and the potential pressures exerted by the proximity of new development, both residential and employment.
369. A judgement needs to be reached as to the likely effect of the strategic allocation of the CS upon the SAC, protected species and the wider nature conservation value of the area. In reaching such a judgement, I have had regard to a variety of cited national and international court judgements that have addressed the issue of the application of the Habitats Directive and

¹²⁷ WCS/SoCG/05

associated regulations, particularly in relation to policy planning. Mindful of the judgement in *Feeney v SSCLG & Oxford City Council*¹²⁸, the approach taken by the Council, as discussed during the Examination and expounded by the Council in document EXAM/28, appears both reasonable and justified and does not appear inconsistent with Advocate General Kokott's opinion in *Commission v UK*¹²⁹. Even though these cases predate the issue of the Framework, the principles they embody remain relevant to the Wiltshire CS.

370. The issue of potential effects upon the SAC and relevant species is acknowledged by the Council's evidence (including the AA) and the suggested changes to the CS incorporate measures to ensure the integrity of the SAC and that the effect of proposed development can be addressed adequately. A conclusion that the strategic allocation would not affect adversely the integrity of the SAC is consequently justified in terms of the submitted CS. The balance of proportionate evidence, particularly with regard to the HRA and the comments of Natural England, indicates that the allocation could be brought forward acceptably and without harm to the integrity of the SAC and associated species.
371. Nevertheless, subsequent project level surveys, screening and potential AA will be required and this is robustly incorporated into the CS following the Council's proposed changes. For reasons of effectiveness and incorporating matters of flood risk, I recommend accordingly (**MM64**).
372. The Council's proposed changes to the CS indicate that land additional to the strategic site would only be capable of being brought forwards following the provision of improved secondary education facilities at the end of the plan period. I agree that adequate infrastructure should be in place to support the development proposed by the CS albeit I have amended the Council's wording to maximise the flexibility of the plan in these respects. Overall, the Council has taken an informed approach to the infrastructure requirements of the community area, including education provision, transport and water management. The IDP, the Development Template and other policies of the CS (such as Core Policies 65 and 66) address such matters adequately such that I have no substantive reason to consider the objectives of the CS are not capable of effective delivery.
373. Core Policy 30 takes a positive approach towards the provision of a low carbon renewable energy network within Trowbridge. The Policy is supported adequately by the available evidence, for example the CAMCO study¹³⁰, and is consistent with other parts of the CS, such as Core Policies 41 and 28. The CS is sound in these regards.
374. With due regard to the consideration of alternatives and the modification indicated, the CS does take a justified approach towards the Trowbridge Community Area and will be effective in terms of delivery.

¹²⁸ [2011] EWHC 2699 Admin

¹²⁹ Commission of the European Communities v United Kingdom of Great Britain and Northern Ireland 2005

¹³⁰ STU/179

Warminster Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Warminster Community Area? Will it be effective in terms of delivery?

375. Warminster is an historic market town situated towards the west of the county, south of Westbury and east of Frome. The surrounding community area is rural in nature and is set in a high quality landscape. Salisbury Plain lies to the east and, in particular, the Cranborne Chase and West Wiltshire Downs AONB designation covers a significant part of the southern community area. The Council's evidence assesses sufficiently the role and function of settlements within the wider community area and the range of Large and Small villages, including Chapmanslade, are reflected adequately within Core Policy 31.
376. In setting its objectives for the Warminster area, the Council has had adequate regard to the community strategy for Wiltshire and to the existing Warminster and Villages Community Plan (2005-2015). Due in part to such references, a range of issues and considerations are consequently identified within CS paragraphs 5.154 and 5.155 which are cross referenced further within Core Policy 31 itself. The Council has proposed changes to the CS to highlight the importance of the Cranborne Chase and West Wiltshire Downs AONB, and to clarify the approaches towards Natura 2000 sites, the Bath and Bradford on Avon SAC and flood risk. In light of the evidence and for reasons of effectiveness, I recommend such changes as main modifications (**MM65**). With due regard to the Council's HRA and associated evidence, there is no compelling reason to consider that the CS fails to address adequately habitat and ecology issues within the Warminster area.
377. Core Policy 31 indicates that, in addition to the robustly identified Principal Employment Areas, 6ha of new employment land will be provided through the strategic West Warminster Urban Extension (in conjunction with 900 homes). In deriving this figure, the Council draws upon the content of the Employment Land Review and associated documents, including Topic Paper 7, which identifies the strategic location of Warminster upon the A350 and the relative buoyancy of commercial activity. With due regard to the consideration of alternatives as referenced within the SA, the balance of evidence supports adequately the employment land allocation to the west of the town.
378. In terms of housing and as submitted, Core Policy 31 indicated the provision of at least 1,770 new homes over the plan period with 1,650 occurring at Warminster. Of these and allowing for existing commitments, CS Table 5.18 indicated that the siting for 180 in Warminster town (210 for the whole CA) had yet to be identified.. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for this Community Area. Consequently, the level of indicative housing contained in Core Policy 31 is proposed to be 2,060 homes, of which some 1,920 would be at Warminster and 140 in the remainder of the Community Area. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately and I recommend accordingly (**MM 66**).

379. Subsequent details of housing distribution can reasonably emerge through the Sites DPD, complementing any neighbourhood plans which proceed. In the interim, the balance of the available evidence supports the content of Core Policy 31 as regards the West Warminster Urban Extension. Such evidence includes the Council's Spatial Strategy Background Paper, the SA and Topic Paper 15.
380. Whilst the merits of other sites have been explored both by the Council and through the CS Examination process, there are no reasonable alternatives to the strategic allocation which warrant modification of the submitted CS. Non-strategic housing, as promoted to the Examination on a range of other sites, can emerge reasonably in the context of Core Policies 1 and 2 and/or via the Sites DPD or neighbourhood planning processes. There is no compelling need to identify additional development sites in the CS at this moment in time.
381. The strategic allocation, as identified by the Council, offers a suitable opportunity to secure a coherent and sustainable urban extension to the town. It is supported, particularly by the IDP, by an adequate consideration of infrastructure requirements, including education, health, emergency services and transportation. Such matters are reflected within the CS and in terms of the Development template in CS Appendix A. The extent of the site is justified albeit any future reassessment of the County Wildlife Site at Grovelands Way may enable further complementary non-strategic development if justified in other regards.
382. As noted, Warminster is located in an area of some landscape and heritage sensitivity and I have noted the submissions to the CS and the Examination which have queried the acceptability of the urban extension in terms of landscape and heritage impacts. However, the site allocation is supported by a landscape character assessment which has identified the potentially sensitive views of the site, for example from Cley Hill, and the need to ensure such sensitivities are addressed. The CS consequently plans for suitable mitigation, such as the large landscape buffer, which provides scope for ameliorating adverse effects that could arise. The development template, including the Council's proposed clarifications, indicates that the area of the land identified is purposefully larger than that required to merely accommodate the development levels proposed in order to provide scope for mitigation. Indeed, the masterplanning process necessary for the urban extension to be brought forwards will enable due consideration of a range of detailed matters that are capable of resolution, including design and landscaping. The CS development template, as proposed to be altered by the Council, will provide an adequate means of bringing the urban extension forwards satisfactorily, effectively and with due regard to ecological, landscape and heritage interests (**MM67**).
383. With regard to flood risk, the Statement of Common Ground between the Council and the Environment Agency¹³¹ recommend alterations to the CS and I have recommended such changes accordingly (**MM64**). Whilst there are flood risk issues to address, the balance of the evidence, which includes work emerging from the masterplanning process, indicates that these are capable of adequate resolution in relation to the urban extension. The Council proposes a change to the template to reflect the viability evidence which indicates a

¹³¹ WCS/SoCG/04

reduced affordable housing target. This is justified and encompassed in MM67 albeit, as made clear by the Council, the requirement for affordable housing will be subject to CS Core Policy 43 thereby enabling specific viability evidence for a different proportion to be considered as necessary. There is no compelling evidence which supports the need for the allocation of contingency or alternative sites at this time. In the event that the urban extension appears problematic to deliver in an expeditious manner, avenues such as the planned early review of the CS could enable an effective means of revising the planned approach towards Warminster. The balance of evidence, which includes the progress being made upon the required masterplan and the IDP, indicates that the strategic allocation for the town is capable of effective delivery.

384. The CS identifies the role of the Warminster Town Plan¹³², as a community led regeneration initiative, in strengthening and developing the retail core of the town centre. To be effective, any such plan should be consistent with the strategy, objectives and policies of the CS and the Framework. The balance of available evidence suggests that positive progress is being made in such regards albeit the intended status of the document in relation to the development plan is yet to be determined. Regardless, the suite of policies within the CS, subject to the necessary clarification upon primary and secondary frontages to be undertaken by the Council, provides an adequate basis for determining proposals within the town.

385. With due regard to the consideration of alternatives, the CS as modified does take a justified approach towards the Warminster Community Area and will be effective in terms of delivery.

Westbury Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Westbury Community Area? Will it be effective in terms of delivery?

386. The Westbury Community Area is in the west of Wiltshire. Following its analysis of the role and function of settlements, the Council has designated Westbury as a market town serving a limited range of Large and Small villages. With due regard to the evidence which includes Topic Paper 3, such an approach is justified adequately.

387. The town of Westbury is geographically positioned between the larger settlements of Trowbridge and Warminster with Frome to the east. It retains a relatively significant employment base due in part to its position within the strategic road network and the existence of Westbury rail station. As a consequence, the Council has identified the town as being a suitable location for strategic employment development and this is reflected in Core Policy 32. The remainder of the community area is rural in character.

388. CS paragraph 5.163 identifies a number of specific issues which the Council considers need to be addressed throughout the community area. These include securing a balance between employment opportunities and housing provision, facilitating town centre enhancements, addressing traffic congestion and air quality whilst maintaining the integrity of the Salisbury Plain SPA. Such

¹³² CPP/126

matters have in part been derived from the Community Strategy and with regard to the Westbury Community Plan. Subject to further discussion below, these are justified.

389. The Council's evidence, which includes the Wiltshire Workspace and Employment Land Strategy, the Employment Land Review and Topic Paper 7, identifies that Westbury should accommodate around 18ha of employment land. The rationale for such a relatively significant figure includes the town's west Wiltshire location upon the strategic road network, the demand for suitable premises in this location and to assist in meeting the objective of securing a greater degree of self-containment for the town as a whole. I have no substantive evidence that weighs heavily against such factors.
390. Whilst the amount of employment land earmarked for Westbury is significant, it has also been justified by the Council in response to the Future Employment Needs in Wiltshire – Employment Floorspace and Land Forecasts¹³³ which identifies the need for growth in western Wiltshire. The 18ha are therefore intended to contribute to the broader needs of the county and on such a basis there is no compelling reason to consider the content of the CS is unjustified.
391. Core Policy 32 states that in addition to the justified Principal Employment Areas, 3.8ha of employment land will be provided at North Acre Industrial Estate and 14.7ha via a strategic allocation for Mill Lane. The former is derived from a saved West Wiltshire Local Plan allocation and is a logical extension to the existing commercial development in its vicinity. The latter site is predominantly agricultural land that lies to the north of the town.
392. The SA provides details of the Council's assessment process for the strategic employment allocations and the consideration of reasonable alternatives. There is no substantive evidence to suggest the Council's conclusions upon the strategic allocation at Mill Lane, as informed by the SA and other evidence, is flawed so as to warrant significant modification or deletion. As indicated by the SA, the site is well related to the commercial development of the West Wilts Trading Estate which lies to the west. However, the site is predominantly agricultural land and is separated from the core of the town itself. The scale of the development at Mill Lane will fundamentally affect the current character and appearance of the locality. It is consequently imperative, as set out within the CS Development Template, that the masterplanning process for the site addresses thoroughly issues such as transport, access, landscaping, drainage, layout and design in order that the process of change is addressed comprehensively and adequately. On such a basis the allocation is justified.
393. The evidence base for the CS includes the Council's Historic Landscape Assessment which has informed the strategic allocation process for Westbury. Following consultation, the Council has sought to clarify how it has addressed the issue of the heritage assets whose significance would be potentially affected by the Mill Lane allocation, particularly the setting of the listed building of Hawkeridge Farmhouse. In this regard I am mindful of the various submissions made to the Examination, including the Hawkeridge Farmhouse

¹³³ STU/89

 Setting Assessment¹³⁴.

394. Given the nature of the farmhouse, its position and historic relationship with the existing landscape and its subsequent proximity to the strategic allocation, I am in little doubt that the setting of the farmhouse would be affected by the employment land to be provided at Mill Lane. However, it is also clear from the identified boundary, the content of the development template and the evidence base itself, that the evolution of the strategic allocation has been undertaken in the knowledge of the buildings which exist along Mill Lane. There is now no doubt as to the precise location of the listed building which can be considered fully as part of any masterplanning exercise to be undertaken. Whilst details of any employment development are currently unknown, the public benefit to be secured from the additional employment land, in terms of jobs and economic sustainability, would be potentially significant. The potential harm to the setting of the listed building remains to be determined although may be less than substantial and would appear capable of at least partial mitigation. The balance of the evidence leads me to conclude that the heritage considerations affecting the Mill Lane allocation do not warrant any modification or deletion of the allocation itself.
395. As indicated by available evidence, including the Statement of Common Ground¹³⁵, the promoter of the site¹³⁶ and the Council anticipate that delivery of the site is feasible during the plan period, albeit with regard to a masterplanning process and, inevitably, the response of the market to the opportunities to be offered. The Council, as evidenced by the development template and the IDP, has taken a proportionate approach in assessing the infrastructure implications of the strategic employment allocation and, overall, the approach taken by Core Policy 32 towards employment land is justified adequately and will be effective. I note that an outline planning permission has been granted¹³⁷.
396. With regards to housing and as submitted, Core Policy 32 indicated that at least 1,390 new homes would be provided in the community area over the plan period, with some 250 being provided via the strategic allocation at Station Road. CS Table 5.19 showed that sites for some 350 homes remained to be identified. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for the Westbury Community Area. Consequently, the level of indicative housing contained in Core Policy 32 is proposed to be 1,615 homes, of which some 1,500 would be at Westbury and 115 elsewhere. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately and I recommend accordingly (**MM68**).
397. Subsequent details of housing provision can emerge reasonably through the Sites DPD complementing any neighbourhood plans which arise. In the interim the balance of the available evidence, which includes the SA, supports the modified content of Core Policy 32 as regards the Westbury Community

¹³⁴ Environmental Dimension Partnership Feb 2013
¹³⁵ WCS/SoCG/02¹³⁶ PS/M9S/08¹³⁷ 14/03118/OUT

Area.

398. The approach towards housing provision within Westbury has altered over time and it is clear from documents such as the SA, the Strategic Sites Background Paper and associated documents, that the Council has considered reasonable alternatives in allocating Station Road for development. These include an option involving the relocation of Matravers School which was ultimately discounted due to deliverability concerns. The potential for the Station Road allocation, based in part upon a previous Local Plan intention, to contribute towards the strategic objectives of the Council in providing key infrastructure warrants the inclusion of the site as a strategic allocation.

399. A number of other potential housing sites have been identified by promoters which may have individual merit; however, none would constitute strategic development as considered by the Council in Topic Paper 12 and none represent reasonable alternatives to the principles embodied in the strategic allocation at Station Road. Such sites may come forward where justified through the provisions of Core Policies 1 and 2 or through the Sites DPD and neighbourhood planning processes. Such available mechanisms negate the need for a specific reference within the submitted CS to a 'direction of preferred growth' upon which there is currently insufficient evidence to draw a robust conclusion.

400. However, as seen by the submissions to the CS and the Examination¹³⁸, there is some uncertainty as to the overall viability and deliverability of the Station Road site as contained in the CS. I consider that this is reinforced by the Council's Affordable Housing Viability Study which notes the marginal viability of the site and a variety of scenarios whereby the returns on the site fall below indicative viability thresholds. Indeed, the developer interest within the site considers that the land allocation should be increased in size and approached more flexibly to ensure a viable scheme is delivered: *'Without a much more flexible approach to the provision of development at Westbury or additional funding, the viability of the strategic site is potentially marginal'*¹³⁹. The evidence presents a degree of ambivalence as to the viability of the site, being dependent in part upon infrastructure costs and any housing recovery in the wider market.

401. Whilst the developer interest has indicated the need for an enlarged strategic allocation to accommodate a greater volume of housing, this is resisted by the Council. The evidence upon such a point is somewhat limited. A succinct statement in relation to viability and the need for a greater net developable area is to be found within the site promoter's Position Statement¹⁴⁰. The Council's revised viability evidence has led to a proposed reduction in the affordable housing aspirations for the site which will enhance the likelihood of viable delivery. For reasons of effectiveness I recommend accordingly **(MM69)**.

402. Thus, the Station Road site is justified as a strategic allocation. There are no reasonable alternatives which can be considered strategic in nature. Its effective and timely delivery will be assisted by MM69. Consequently, the

¹³⁸ For example: PS/M9S/07 and 09, WCS/SoCG/03 and 3A

¹³⁹ PS/M9S/09 para 40.1

¹⁴⁰ PS/M9S/09

evidence in support of a specific enlargement of the allocation is insufficient, in terms of its precision and justification, to justify a modification of the CS by increasing the site area and volume of housing. The developer and the Council have set out a delivery timetable for the site which shows, in any event, that commencement would not occur until 2017/18. I therefore consider that the most pragmatic way forwards is to retain the strategic allocation as submitted within the CS but with increased flexibility to enable further review of the site in light of further evidence which may arise in terms of infrastructure and affordable housing requirements and any recovery in the housing market. Such evidence will become clearer over the next 12/18 months during the preparation and consideration of the outline planning application anticipated in the Statement of Common Ground. Such flexibility will enable the Council to work with all partners and the community, for example as part of the Sites DPD, planned early review of the CS or through the neighbourhood planning process, to confirm or revise the size and requirements of the site potentially in parallel with consideration of how additional housing land to meet the needs of the HMA may be required within Westbury. I recommend accordingly (**MM70**).

403. In terms of the strategic allocations and the wider community area, the Council has worked alongside its partners in assessing the likely infrastructure requirements and other issues which may affect development proposals over the plan period. These are reflected adequately and flexibly within Core Policy 32, the development template and CS paragraph 5.163 which reference adequately a range of matters including air quality, education, water management, transportation and access to the Westbury lakes. In the interests of clarity and effectiveness, I recommend the Council's proposed changes to paragraph 5.163 as they affect the Salisbury Plain SPA and the Bath and Bradford Bats SAC (**MM71**).
404. The Council has responded to submissions to the CS and the Examination by proposing changes to the CS to clarify its approach to the LaFarge site, including the retention of the rail connection. These are useful but not strictly necessary to secure the soundness of the plan as whole.
405. Policy C3 of the West Wiltshire Local Plan (1st Alteration) is a saved policy that seeks to conserve and enhance the landscape character of defined Special Landscape Areas (SLA). Such a designation applies, amongst others, to the Wellhead Valley at Westbury and I have no evidence to suggest that it should not be retained. I heard during the course of the examination, that this landscape was of particular value and as such that it may have potential to become part of an AONB; the Council expressed a desire to be involved in any such discussions with Natural England and other bodies.
406. It is partly against this context that I received submissions in relation to Policy T1A of the West Wiltshire Local Plan (1st Alteration) which the CS indicates would also be saved. Policy T1A essentially seeks to safeguard an eastern A350 bypass route around Westbury and through the SLA. A previous public inquiry into a specific bypass proposal¹⁴¹ concluded that the scheme was unacceptable. Amongst much evidence which includes the Council's notes¹⁴²,

¹⁴¹ Appeal Reference APP/K3930/V/07/1201863

¹⁴² EXAM/08, 47 and 47A

it is reasonable to conclude that there is no current firm intention to deliver a bypass for Westbury (either east or west); certainly, such a scheme is not part of any foreseeable capital improvement programme and the evidence shows that there are no funding bids in place or intended.

407. As a consequence, there is no justification for saving policy T1A. The safeguarding elements of CS Core Policy 66 'Strategic Transport Network' effectively replace policy T1A and in the interests of ensuring a justified, effective and legally compliant¹⁴³ plan, I therefore modify CS Appendix D to make this point clear (**MM72**¹⁴⁴). Alternative mechanisms exist, for example the CS Review, to include transport infrastructure projects that may reasonably emerge for implementation during the existing or any extended plan period.
408. The balance of evidence when considered as a whole, with due regard to the consideration of alternatives, indicates that the CS does take a justified approach towards the Westbury Community Area. Subject to the modifications referenced above, it will be effective in terms of delivery.

Wilton Community Area

With due regard to the consideration of alternatives, does the CS take a justified approach towards the Wilton Community Area? Will it be effective in terms of delivery?

409. As in other community areas, the Wilton Community Area occupies a location covered by the recently adopted South Wiltshire Core Strategy. The CS follows this previously adopted strategy. As referenced in its Position Statement¹⁴⁵ and elsewhere, the Council has considered whether the content of the South Wiltshire Core Strategy remains justified and the extent to which changes may be required prior to submitting the countywide CS for Examination.
410. The Community Area lies partially within the Cranborne Chase and West Wiltshire Downs AONB and is situated to the west of Salisbury. It is consequently affected considerably by the presence of the city which provides employment opportunities and a wide range of services and facilities. Core Policy 33 defines Wilton itself as a Local Service Centre whilst the remainder of the community area contains a range of Large and Small Villages suitably designated following the Council's analysis of their role and function.
411. Due in part to the proximity of Salisbury, the community area contains no strategic allocations for housing or employment land albeit the housing provision for Salisbury does include land at the redundant Land Forces HQ site at Wilton. The CS makes clear that the housing requirement for Wilton is included within the strategy for Salisbury.
412. There is no compelling evidence to indicate that the absence of strategic allocations is flawed whilst the provision of non strategic housing appears capable of being realised through a combination of CS Core Policies 1 and 2

¹⁴³ Planning and Compulsory Purchase Act 2004 Schedule 8 (2) – as amended

¹⁴⁴ The Council will need to update the LDS to reflect this modification in due course

¹⁴⁵ WCS/PS/M9T

and potentially through the production of subsequent planning documents which may include neighbourhood plans. Subsequent to its consideration of the overall housing provision for the county and its disaggregation across the three HMAs, the Council has proposed a revised and indicative amount of housing for this Community Area. Consequently, the level of indicative housing contained in Core Policy 33 is proposed to be 255 homes. With due regard to the updated evidence base, including the SA, the SHMA and the Council's Topic Papers such an approach is justified adequately and I recommend accordingly (**MM 73**). Core Policy 33 expresses the volume of housing indicatively and thus there is reasonable flexibility to ensure an adequate supply of required housing over the plan period.

413. The CS, within Core Policy 33 and paragraphs 5.170 and 5.171, addresses a range of specific issues which affect the Wilton Community Area and the balance of available evidence indicates that such an approach will be effective. The Council's changes to the CS aid the clarity of the plan in such regards yet, whilst useful and with the exception of that which ensures an effective approach to Natura 2000 sites and the AONB (**MM74**), such modifications are not necessary to secure the soundness of the CS overall.

414. With due regard to the consideration of alternatives, the CS does take a justified approach towards the Wilton Community Area and will be effective in terms of delivery.

Matter 10 – Infrastructure, Monitoring and Delivery (Whole Document, IDP, CP3 and CP60 – 69)

Does the CS address adequately the provision of necessary infrastructure to support the delivery of the strategic objectives and the Vision? Are the Core Strategy's monitoring targets justified adequately and of a level of detail that is appropriate to a Core Strategy? How will the effectiveness of the Core Strategy be managed?

415. Core Policy 3 provides a clear and justified approach towards the provision of infrastructure necessary to support new development; this policy must be considered in parallel with all other elements of the CS, such as Core Policy 52 'Green Infrastructure' and the development templates in Appendix A. The Council differentiates between 'essential' and 'place-shaping' infrastructure and, if necessary, prioritises the timely delivery of the former albeit states that the latter should not be viewed as being of lesser importance. Such an approach incorporates flexibility in its implementation and is not, in itself, unreasonable.

416. The CS is clear that the infrastructure requirements linked to any specific development proposal will need to be considered when sufficient details are known, for example at the point when a planning application is being prepared or submitted; thus the objectives of Core Policy 3 provide a non-prescriptive but adequate indication of how infrastructure matters should be resolved. In so doing, the Council and the CS indicate a sufficient understanding and consideration of the interrelationship between the tools by which infrastructure may be secured, such as the use of planning obligations and/or the CIL. I note that there is a commitment within the CS to producing a supplementary planning document to aid the effective delivery of the CS intentions. The

Council also remains committed to producing a CIL charging schedule which, whilst slipping in terms of its intended production, is subject to separate examination. The principle of the Council's approach appears sound. Overall, I am satisfied that the approach of the CS is consistent with national policy and can be effective in operation.

417. Inevitably the requirements for infrastructure, in all its guises, changes over time. The Council recognises the need to be flexible in how it assesses and plans for infrastructure provision, particularly in relation to planned levels of new development. As a consequence, the Council identifies the need to ensure its approach to infrastructure is capable of review and amendment. This is reflected in Core Policy 3. The IDP is the main iteration of infrastructure requirements relating to the CS and has been subject to update during the course of the Examination¹⁴⁶. The Council indicates an intention to review the IDP annually. The broad approach of the IDP, as updated, is to categorise infrastructure projects, prioritise their necessity, identify their timing, cost, funding and lead delivery agencies whilst quantifying the potential risk to effective implementation where necessary. With due regard to the Framework, I find such an approach justified and consistent with national policy.
418. The IDP contains clear evidence of appropriate partnership working with key external organisations, for example the Environment and Highways Agencies, the emergency services and utility providers. It contains, as far as is practicable, proportionately detailed information on projects that will be necessary to support the CS in securing its objectives. The production of the revised IDP during the course of the Examination is indicative that the Council is taking an up-to-date and robust approach towards the assessment and provision of necessary infrastructure, recognising that masterplans, proposals and subsequent plans where applicable, will enable further opportunity for refining and clarifying the specific details of what infrastructure will be required where and when.
419. The IDP incorporates considerations of funding, development viability, risk and contingency for the plan as a whole and at a regional, county and community level. A range of funding sources is identified albeit there is a degree of uncertainty as to what such sources may contribute specifically towards necessary infrastructure, for example CIL, Local and Regional Growth Funds. The Council's CIL Schedule is not finalised and therefore provides somewhat limited evidence in support of the deliverability of key infrastructure at this time. There is, in part as a consequence, some uncertainty within the IDP as to whether identified funding gaps may be overcome, for example where specific projects rely upon a combination of the Council and developer contributions to secure their delivery. Nonetheless, the IDP illustrates a cognisance of how infrastructure planning is approached within Wiltshire and provides a most useful list of prioritised projects, their phasing and delivery intentions, their likely cost and the likely funding sources. I recognise that in terms of strategic sites and in addition to the IDP and the Development Templates in Appendix A, detailed masterplanning will be undertaken with community involvement. This will provide an appropriate opportunity to refine the infrastructure requirements and delivery for such sites. At a broader strategic level, the IDP provides adequate support for the approach of the CS.

¹⁴⁶ EXAM/66A - W

420. The IDP assesses the degree of risk of the identified infrastructure projects not being delivered and the consequent effect upon the objectives of the CS. The need for contingency arrangements is referenced within the IDP although there are no specific measures promoted. In essence the IDP recognises that as new development proposals come forward, there will be an increased awareness of which elements of infrastructure may be at particular risk of non-delivery; at such times the Council and its partners will seek to identify contingency measures or the review of its relevant objectives. Such an arrangement is somewhat ad hoc but, given the pressures upon available funding sources, is one which is not capable of ready resolution. On balance, the Council indicates an awareness of the risks to infrastructure delivery and the potential need for contingency actions which is adequate for the purposes of the CS.
421. To be sound, the CS must be effective. The effectiveness of any plan is partly dependent upon the means by which its implementation is managed. The effective use of monitoring against suitable benchmarks is a key means by which the success of a plan may be gauged. I view such matters of particular importance. Following the 2013 hearings held as part of the Examination, the Council has reviewed and revised its approach towards the monitoring of the CS. Whilst the monitoring criteria have been removed from each CS Policy within the main document, the Monitoring Framework for the Wiltshire Core Strategy¹⁴⁷ has been updated and is clearly referenced within Section 7 of the CS wherein there is a commitment to prepare an Annual Monitoring Report that will assess the operation of Core Policies linked to both the IDP and the SA. The updated Monitoring Framework provides a consistent and cogent means by which the links between Core Policies and the CS objectives are made. Consequently, the Monitoring Framework provides a list of relevant targets and indicators which are specific to the Core Policies themselves and will provide a means of capturing relevant data, for example annual housing completions, that will inform the Council as to whether necessary management actions are required.
422. The Monitoring Framework, being associated critically with the CS but not formally part of its content, will be capable of review and further revision in light of circumstances. Thus additional justified targets and indicators could be created to ensure the CS is being effective. Such matters may be the subject of continuing dialogue within the Council and with interested parties on particular topic areas, for example biodiversity and the need to find a means of assessing the potential effects of development upon sensitive sites or species. However, the balance of the available evidence suggests that, overall, the Council has in place a rational and adequate means of monitoring the effective implementation of the CS.

Transport Related Policies

423. Core Policies 60 to 66 relate to transport matters. They are underpinned by a broad variety of evidence, referenced within Topic Paper 10 'Transport', which includes the Local Transport Plan¹⁴⁸ and associated documents. As with all elements of the CS, the content of the plan needs to be considered universally

¹⁴⁷ STU/227

¹⁴⁸ CPP/06

and as a whole. Many of the transport policies will be jointly applicable to new development proposals.

424. Core Policy 60 seeks to reduce the need to travel, particularly by the private car, whilst encouraging the safe movement of people and goods within and through Wiltshire. The objectives of the policy are consistent with the Framework, reflect the Local Transport Plan and I am satisfied that adequate reference to the issue of road safety is incorporated. The policy is also consistent with other elements of the CS, without replicating the transport considerations affecting individual Community Areas, for example Salisbury. Whilst the Council has proposed clarification changes to the Policy, these are not essential for the soundness of the plan.
425. Core Policy 61 relates specifically to the potential effects of new development upon transport. Whilst the content of Core Policies 60 and 61 complement one another and potentially could have been combined, there is no substantive reason why the Council's approach should be considered flawed or unjustified. As such, Core Policy 61 provides some additional detail as to how transport assessments should reflect the transport hierarchy, which is appropriately identified within the policy, and incorporates references to rail within the broad term 'public transport'. In such regards, the CS is justified adequately.
426. In line with the Council's general approach to transport matters and in a manner consistent with the Local Transport Plan and the Framework, Core Policy 62 seeks to address the effects of development upon the transport network. In essence the policy clarifies the need for developments to assess their network effects and to mitigate their adverse impacts. Such an approach is reasonable. The policy seeks to limit, but not to prohibit in all scenarios, access points onto the primary route network for reasons of safety and to maintain traffic flow. On the balance of the available evidence such a stance is justified. The Council has usefully suggested a change to paragraph 6.155 which will clarify the interpretation of the policy but such a modification is not essential for the soundness of the plan as a whole.
427. Core Policy 63 identifies the role of Transport Strategies in helping to facilitate sustainable development growth within Wiltshire and at Chippenham, Trowbridge and Salisbury in particular. There is no necessity for this part of the CS to repeat the content of the plan in relation to these principal settlements. During the course of the Examination, I heard that such strategies are essentially iterative intentions to deliver integrated transport measures tailored to each identified settlement. The general thrust of Core Policy 63 is justified and consistent both with the CS and the Framework. The Council recognises within its iterative Monitoring Framework¹⁴⁹ that the stated indicators may need to be updated and reviewed in partnership with interested bodies to ensure the efficacy of the policy; I agree and commend such an approach to ensure the objectives and criteria of the policy are met. Notwithstanding such work, the balance of evidence supports the Council's view that Core Policy 63 will be effective in operation.
428. Core Policy 64 represents an important element of the Council's strategy towards increasing the use of sustainable modes of transport. As such, the

¹⁴⁹ STU/227

policy provides a positive framework for the deployment of 'demand management' measures focussed upon parking and traffic management which are derived in large part from evidence provided by the Local Transport Plan. Such measures are justified adequately and incorporate sufficient flexibility, for example in relation to unallocated car parking in residential developments, such that they will be effective in operation. Cycle parking is a matter that is encompassed in the Council's intended Cycle Parking Strategy and there is insufficient evidence to suggest that this is not an acceptable means by which provision should be assessed and made.

429. Notwithstanding the above, it is also important that the role of what the Council term: 'smarter choices measures', is recognised fully. Such measures can incorporate the use of travel plans, car sharing and publicity which are capable of encouraging the modal shift in transportation use that the Council wishes to facilitate. The Council has suggested a change to the CS to incorporate these matters and I recommend accordingly for reasons of effectiveness and compliance with national policy (**MM75**).
430. Core Policy 65 seeks to address the movement of goods within and across Wiltshire in a sustainable and efficient manner. Once again, the CS has been informed by the Local Transport Plan and the existence of the Freight Strategy and the work emanating from the Wiltshire and Swindon Freight Quality Partnership and the South West Regional Freight Forum. The intentions of the policy, essentially to facilitate a sustainable freight distribution system making efficient use of not only roads but also rail and water networks is sensible, supported by the available evidence and consistent with national policy. The Council has proposed changes to Core Policy 65 and its supporting text to clarify the thrust of the CS which I recommend as main modifications for reasons of effectiveness (**MM76**).
431. The role and function of the strategic transport network within Wiltshire is recognised by Core Policy 66. The Council has proposed changes to the policy and its supporting text to recognise appropriately the role of the strategic bus network, Westbury rail station and the need to address issues potentially affecting protected species and Natura 2000 sites. Such changes are necessary to ensure a balanced, justified and legally compliant policy and I recommend accordingly (**MM77**).
432. Concern has been expressed during the course of the Examination at the way in which Core Policy 66 has been derived, particularly with regard to the SA and the consideration of reasonable alternatives. The SA identifies two options for Core Policy 66 which are similar in some regards; indeed, the assessments are also similar albeit the discounted option 2 is identified as having potentially greater negative effects on three of the 17 criteria. Although this may, in part, be due to the consideration of a subsequently discounted road improvement scheme, the balance of the evidence does not weigh against the chosen option which informed the content of CS Core Policy 66. Evidence in support of any policy should be proportionate and, despite concerns aired at the justification for improvements to the A350, should consider only evidentially reasonable alternatives that may exist. Core Policy 66 takes a broad and balanced approach towards the strategic transport network and is justified adequately even though subsequent schemes will need to be assessed in some detail.

Summary

433. The CS does address adequately the provision of necessary infrastructure to support the delivery of the strategic objectives and the vision. The monitoring targets are justified adequately and of a level of detail that is appropriate to a CS, such that the effectiveness of the CS will be secured.

Assessment of Legal Compliance

434. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Core Strategy is identified within the approved LDS November 2011 that was updated in August 2012 and January 2014. This sets out an expected adoption date of Summer 2014. The Core Strategy's content and timing are broadly compliant with the LDS albeit subject to slippage in terms of final adoption.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in February 2010 and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM)
Sustainability Appraisal (SA)	SA has been carried out and, except where indicated and modifications to the CS are recommended accordingly, is adequate.
Appropriate Assessment (AA)	The Core Strategy has been subject to a Habitats Regulation Assessment as updated in 2014.
National Policy	The Core Strategy, when considered as a whole, complies with national policy except where indicated and modifications are recommended.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
Public Sector Equality Duty (PSED)	The Local Plan complies with the Duty and is adequate
2004 Act (as amended) and 2012 Regulations.	The Core Strategy complies with the Act and the Regulations.

Overall Conclusion and Recommendation

435. **The Council has requested that I recommend main modifications to make the Plan sound and legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the**

Appendix the Wiltshire Core Strategy satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Andrew Seaman

Inspector

This report is accompanied by the Appendix containing the Main Modifications

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in italics.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy Paragraph	Main Modification
MM 1	3	Paragraph 1.1 Paragraph 1.3	<p>Insert: <u>The purpose of the planning system is to contribute to the achievement of sustainable development. The policies and proposals contained within this strategy, taken as a whole, constitute what sustainable development in Wiltshire means in practice for land use planning.</u></p> <p>Additional text: <u>A strategy that underpins a policy-led framework for facilitating sustainable, long-term growth</u></p> <p><u>The Core Strategy sets out the strategic vision for delivering sustainable growth over the period up to 2026. However, it is not the only development plan document in the planning policy framework for Wiltshire. The Council is committed to bringing forward a suite of plans designed to support the Core Strategy which collectively deliver the aspirations for growth across Wiltshire.</u></p> <p><u>The Local Development Scheme includes a commitment to delivering site allocations plans for Chippenham and wider Wiltshire. These plans will address issues relating to housing delivery to ensure a surety of supply throughout the plan period in accordance with national policy; and help to compliment Neighbourhood Planning.</u></p>
MM 2	322	Appendix D	<p>Amend text in section BD1 Employment Land to indicate the following: Continue to save the following allocations -</p> <ul style="list-style-type: none"> • <u>Brickworks, Purton (3.1 ha)</u>
MM 3	196	CP51	<p>Core Policy 51 Landscape Development should protect, conserve and where possible enhance landscape character and must not have an unacceptable <u>a harmful</u> impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals</p>

		<p>should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been <u>considered conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:</u></p> <ul style="list-style-type: none"> i. the locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies ii. the locally distinctive character of settlements and their landscape settings iii. the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe iv. visually sensitive skylines, soils, geological and topographical features v. landscape features of cultural, historic and heritage value vi. important views and visual amenity vii. tranquillity and the need to protect against intrusion from light pollution, noise, and motion and viii. landscape functions including places to live, work, relax and recreate <u>and</u> ix. <u>special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.</u> <p>Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall <u>demonstrate that they have taken account of the objectives, policies and actions set out in</u> have regard to the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on <u>the area's special qualities (as set out in the relevant management plan)</u> natural beauty, must also demonstrate that it would not adversely affect its setting.</p> <p>Targets: Minimise harmful impacts from development on landscape character.</p> <p>Monitoring and review: Percentage of developments approved against professional landscape advice</p>
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			community such as improvements to the economy through the identification of land for employment purposes.
MM 6	27	Para 4.25 on	<p>4.25 Strategic allocations are set out within the area strategies. These sites are considered to be central to the delivery of the spatial strategy and strategic objectives for Wiltshire. The critical mass of development on some of these strategic sites will enable infrastructure to be provided that offers benefits beyond the scope of the development. In addition, opportunities to maximise the delivery of climate change adaptation and mitigation measures, such as the incorporation of sustainable building practices and on-site renewable energy and heat provision, will be pursued on these sites.</p> <p><u>The Plan also includes 'exception policies' which seek to respond to local circumstance and national policy. In doing so these represent additional sources of supply to those detailed at paragraphs 4.22 and 4.24. These policies are listed below:</u></p> <ul style="list-style-type: none"> • <u>Additional employment land (Core Policy 34)</u> • <u>Military establishments (Core Policy 37)</u> • <u>Development related to tourism (Core Policies 39 and 40)</u> • <u>Rural exception sites (core policy 44)</u> • <u>Specialist accommodation provision (Core Policies 46 and 47)</u> • <u>Supporting rural life (core Policy 48)</u> <p>4.26 In order to direct development at a strategic level to the most suitable, sustainable locations and at appropriate times the area strategies outline a housing requirement for each community area including the Principal Settlements and Market Towns. While the Core Strategy only allocates sites that are strategically important for the delivery of the overall strategy for Wiltshire, additional specific sites (non-strategic allocations) may also need to be identified in accordance with the settlement strategy to ensure the delivery of the overall strategic housing requirement. This strategy sets a clear framework for these to be delivered either through community-led planning policy documents, including neighbourhood plans or a site allocations Development Plan Document (DPD). The area strategies identify some specific issues that must be considered when planning for these areas and these should be taken into account when assessments are carried out to identify specific sites for development in particular towns. This strategy has been designed to put into place a clear framework which, together with</p>

		<p>national policy, will facilitate the delivery of community-led planning policy documents, including neighbourhood plans, at a local level which can indicate where and when development will be brought forward. It also provides the flexibility to allow subsequent planning documents, such as site specific allocations DPD to be brought forward by the council, to deliver important development should the community not deliver their own plans.</p> <p>4.27 The sources of supply have been assessed to ensure that there is a deliverable supply of housing (with additional contingency) relative to the targets for defined sub county areas, which are based on the housing market areas (HMAs) presented below.</p> <p><u>4.26 In order to direct development at a strategic level to the most suitable, sustainable locations and at appropriate times the area strategies contain an indicative housing requirement for each community area including the Principal Settlements and Market Towns and in the South Wiltshire HMA the Local Service Centres. This is shown in table 1 below:</u></p> <p><u>Table 1 New homes requirement by housing market area</u></p> <p><u>Housing market area Requirement</u> <u>East Wiltshire At least 5,500</u> <u>North and West Wiltshire At least 21,400</u> <u>South Wiltshire At least 9,900</u> <u>West of Swindon 200⁽²³⁾</u></p> <p><u>Table 1: Indicative Housing Requirements Settlements and Community Areas</u></p> <table border="1"> <thead> <tr> <th><u>Area</u></th> <th><u>Indicative requirement</u></th> </tr> </thead> <tbody> <tr> <td><u>Devizes town</u></td> <td></td> </tr> <tr> <td><u>2010</u></td> <td></td> </tr> <tr> <td><u>Devizes remainder</u></td> <td></td> </tr> <tr> <td><u>490</u></td> <td></td> </tr> <tr> <td><u>Marlborough town</u></td> <td></td> </tr> <tr> <td><u>680</u></td> <td></td> </tr> <tr> <td><u>Marlborough remainder</u></td> <td></td> </tr> <tr> <td><u>240</u></td> <td></td> </tr> <tr> <td><u>Pewsey</u></td> <td></td> </tr> <tr> <td><u>600</u></td> <td></td> </tr> <tr> <td><u>Tidworth & Ludgershall</u></td> <td></td> </tr> <tr> <td><u>1750</u></td> <td></td> </tr> <tr> <td><u>Tidworth remainder</u></td> <td></td> </tr> <tr> <td><u>170</u></td> <td></td> </tr> <tr> <td><u>East Wiltshire HMA</u></td> <td><u>5940</u></td> </tr> </tbody> </table>	<u>Area</u>	<u>Indicative requirement</u>	<u>Devizes town</u>		<u>2010</u>		<u>Devizes remainder</u>		<u>490</u>		<u>Marlborough town</u>		<u>680</u>		<u>Marlborough remainder</u>		<u>240</u>		<u>Pewsey</u>		<u>600</u>		<u>Tidworth & Ludgershall</u>		<u>1750</u>		<u>Tidworth remainder</u>		<u>170</u>		<u>East Wiltshire HMA</u>	<u>5940</u>
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		<p><u>Amesbury, Bulford & Durrington</u> <u>2440</u> <u>Amesbury remainder</u> <u>345</u> <u>Mere town</u> <u>235</u> <u>Mere remainder</u> <u>50</u> <u>Salisbury City/Wilton town</u> <u>6060</u> <u>Wilton remainder</u> <u>255</u> <u>Downton town</u> <u>190</u> <u>Southern Wiltshire remainder</u> <u>425</u> <u>Tisbury town</u> <u>200</u> <u>Tisbury remainder</u> <u>220</u> <u>South Wiltshire HMA</u> <u>10420</u> <u>Bradford on Avon town</u> <u>595</u> <u>Bradford on Avon remainder</u> <u>185</u> <u>Calne town</u> <u>1440</u> <u>Calne remainder</u> <u>165</u> <u>Chippenham town</u> <u>4510*</u> <u>Chippenham remainder</u> <u>580</u> <u>Corsham town</u> <u>1220</u> <u>Corsham remainder</u> <u>175</u> <u>Malmesbury town</u> <u>885</u> <u>Malmesbury remainder</u> <u>510</u> <u>Melksham town</u> <u>2240</u> <u>Melksham remainder</u> <u>130</u> <u>Royal Wootton Bassett town</u> <u>1070</u> <u>Royal Wootton Bassett & Cricklade</u> <u>remainder</u> <u>385</u> <u>Trowbridge town</u> <u>6810</u></p>
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			<p><u>Trowbridge remainder</u> 165</p> <p><u>Warminster town</u> 1920</p> <p><u>Warminster remainder</u> 140</p> <p><u>Westbury town</u> 1500</p> <p><u>Westbury remainder</u> 115</p> <p><u>North and West Wiltshire HMA</u> 24740</p> <p><u>West of Swindon</u> 900</p> <p><u>Wiltshire</u> 42000</p> <p>* This figure is 'at least'. See paragraph 4.26c below.</p> <p><u>4.26b The core strategy allocates sites and broad locations for growth that are strategically important for the delivery of the Plan for Wiltshire. Additional sites will also be identified through the Chippenham and Housing Site Allocations DPDs to ensure the delivery of housing land across the plan period in order to maintain a 5 year land supply at each HMA.</u></p> <p><u>4.26c No allocations have been identified for Chippenham in Core Policy 2 and the scale of housing for the town is expressed as a minimum, which is an exception to the approach of indicative housing requirements and identification of sites for the other Principal Settlements. A pattern of development that can best realise the town's economic potential will be identified through a separate Development Plan Document for Chippenham Town (The Chippenham Sites Allocation DPD), which will support the area strategy. It will focus on identifying land for mixed use development adjoining the built up area. Limited land opportunities within the urban area inhibit future development and this will need to be addressed urgently. Growth of the Town needs to be underpinned by investment in new infrastructure and a more detailed framework will be prepared through the Chippenham Site Allocations DPD that co-ordinates growth and key infrastructure necessary to deliver the town a more resilient long term future.</u></p> <p><u>4.26d Area strategies identify specific issues that must be considered when planning for these areas and these should be taken into account when</u></p>
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		<p><u>assessments are carried out to identify specific sites for development in particular towns. Core Policy 2 provides a framework for Parish and Town Council to lead with neighbourhood plans. The Council is also preparing a Housing Site Allocations DPD in order to ensure a sufficient choice and supply of suitable sites over the period up to 2026.</u></p> <p><u>4.26e The disaggregation to community areas set out above is not intended to be so prescriptive as to be inflexible and potentially ineffective in delivering the identified level of housing for each market area. It clarifies the Council's intentions in the knowledge of likely constraints; in terms of market realism, infrastructure and environmental capacity. They provide a strategic context for the preparation of the Housing Sites Allocation DPD and in order to plan for appropriate infrastructure provision.</u></p> <p><u>4.26f Indicative housing land supply, based around trajectories for each of the HMAs provide some detail on where the Housing Site Allocations DPD should focus and by when it needs to have sites identified in order to sustain proposed rates and scales of housing development. This will make up the shortfall in delivery identified towards the end of the plan period. These trajectories provide an evidence basis for an implementation strategy for a full range of housing describing how the Council will maintain delivery of a five-year supply of housing land.</u></p> <p><u>4.27 The sources of supply have been assessed to ensure that there is a deliverable supply of housing (with additional contingency) to comply with the NPPF relative to the targets for defined sub-county areas, which are based on the housing market areas (HMAs) presented below. This is detailed in Appendix C – Housing Land Supply</u></p> <p><u>4.28 It is proposed that these housing market areas will form the appropriate scale for disaggregation across Wiltshire, as they define areas within which the majority of household moves take place. Whilst within this document, community area and settlement housing requirements are provided, it is considered inappropriate to assess housing delivery at this scale. This is due to the fact that the requirements within any area could be met within neighbouring areas without compromising the strategy. However, the proposed requirements will be used as a general guiding principle for land</u></p>
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		<p>supply purposes. So for example, if Trowbridge had over-delivered relative to the identified requirement for the town, the over-delivery will begin to address the requirements of the surrounding areas. It would therefore be appropriate to count this over-delivery relative to the requirements in surrounding areas, such as Westbury. If land supply was assessed at a community area scale, without taking into account delivery across the broader HMA, then delivery could continue without a requirement being present for the HMA, or indeed for the community area, where delivery elsewhere has addressed this need.</p> <p><u>4.28 These housing market areas (HMAs) form the appropriate scale for disaggregation across Wiltshire, as they define areas within which the majority of household moves take place. It is against these HMA requirements that housing land supply will be assessed. This is in accordance with the methodology identified in the NPPF. However, in order to ensure an appropriate distribution of housing across Wiltshire that supports the most sustainable pattern of growth, indicative requirements are also provided at a community area and settlement level within the Core Strategy. These more localised indicative requirements as set out within the Area Strategy Core Policies are intended to prevent settlements receiving an unbalanced level of growth justified by under or over delivery elsewhere. They also address the ability of each Community Area to accommodate housing because of the constraints and opportunities present in each. The indicative figures also allow a flexible approach which will allow the Council including through the preparation of the Site Allocations DPD and local communities preparing neighbourhood plans to respond positively to opportunities without being inhibited by an overly prescriptive, rigid approach which might otherwise prevent sustainable development proposals that can contribute to maintaining a deliverable five year housing land supply and delivering the strategic objectives of the plan. Neighbourhood Plans should not be constrained by the specific housing requirements within the Core Strategy and additional growth may be appropriate and consistent with the Settlement Strategy (Core Policies 1 and 2). In addition sustainable development within the limits of development or at Small Villages should not be constrained just because requirements have been reached. For these reasons the overall housing requirement is</u></p>
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		<p><u>shown as "at least", while the area strategy figures are "indicative".</u></p> <p>4.29 Despite <u>the Housing Market Areas</u> this being the appropriate scale for assessing land supply, the town and community area requirements should also be capable of being a material consideration to ensure that delivery is distributed broadly in line with the strategy. So for in the above example, whilst it is appropriate for supply in Trowbridge to provide for some of the requirement of Westbury, it would be wholly inappropriate for the entirety of Westbury's requirement to be added to Trowbridge. <u>The policy framework sets out the strategic pattern of growth, while allowing some flexibility to respond to future, spatially distinctive opportunities and constraints.</u> Indeed, across the plan period, delivery should be in general conformity with the delivery strategy. Similarly, development that provides housing for the population of Swindon rather than that of Wiltshire should not be assessed against the Wiltshire <u>housing requirements for the Wiltshire Housing Market Areas</u>. Should any development beyond that already committed come forward in this location, this will be additional to the housing requirement for Wiltshire. A specific requirement <u>acknowledgement</u> has been made for the existing commitment at Moredon Bridge and Ridgeway Farm ^{footnote} at the West of Swindon for 900 <u>200</u> homes. Development in this area does not meet the requirement for Wiltshire and so this has been excluded from the defined housing market areas. Furthermore, these 900 dwellings are an allowance rather than a requirement, and should they not be delivered on the identified site, there will be no requirement to find an alternative. <u>As part of the planned early review of the CS, the Council will clarify that its housing requirement will be met without relying upon the delivery of homes to the west of Swindon.</u> The delivery strategy defines the level of growth appropriate within the built up area of small villages as infill. For the purposes of Core Policy 2, infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. Exceptions to this approach will only be considered through the neighbourhood plan process <u>or DPDs.</u></p> <p>Core Policy 2</p> <p>Replace Core Policy 2 in line with EXAM/96</p>
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			<p>Targets: Qualitative: The delivery of levels of growth in conformity with the Settlement Strategy.</p> <p>Monitoring and Review: AMR & housing trajectory, number of dwellings built in sustainable locations aligned with the Sustainable Settlement Strategy.</p> <p>Delivery Responsibility: Wiltshire Council, development industry, strategic partnerships.</p>
MM 7	160	Para 6.13	<p>Core Policy 34 also includes an element of flexibility to allow new employment opportunities to come forward outside but adjacent to the Principal Settlements, Market Towns and Local Service Centres, and in addition to the employment land allocated by this eCore sStrategy, where such proposals are considered to be essential to the economic development of Wiltshire. <u>It also allows for the possibility of development essential to the wider strategic interest of the economic development of Wiltshire. In considering criterion viii any such proposals, should be supported by evidence to justify that they would not have a significant adverse impact upon existing, committed and planned public and private investment at sites identified in the Plan for employment development at Principal Settlements or Market Towns.</u> Support for such proposals will be an exception to the general approach, and any applications of this nature will need to be determined by the relevant planning committee (and not by officers using delegated powers).</p>
	161	Core Policy 34	<p>Core Policy 34 Additional employment land Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (settlement strategy) and in any future community-led plans, including neighbourhood plans, where applicable.</p> <p><u>Proposals for office development outside town centres, in excess of 2,500sq metres, must be accompanied by an impact assessment which meets the requirement of national guidance and established best practice, and demonstrate that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also</u></p>

			<p><u>comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available.</u></p> <p>Outside the Principal Settlements, Market Towns and Local Service Centres, developments that:</p> <ul style="list-style-type: none"> i. are <u>adjacent to these settlements and</u> seek to retain or expand businesses currently located within or adjacent to the settlements <u>or identified in Core Policy 1</u> ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification <u>or</u> iii. are for new <u>and existing</u> rural based businesses within or adjacent to Large and Small Villages <u>or</u> iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council <p>will be supported where they:</p> <ul style="list-style-type: none"> v. meet sustainable development objectives as set out in the policies of this Core Strategy <u>and</u> vi. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity <u>and</u> vii. are supported by evidence that they are required to benefit the local economic and social needs and viii. would not undermine the delivery of strategic employment allocations <u>and</u> ix. are supported by adequate infrastructure. <p>Targets: Deliver additional employment land beyond specific allocations at suitable locations; deliver employment land for higher value sectors; increase rural employment premises and encourage diversification.</p> <p>Monitoring and Review: Quantum of employment land delivered, and quantum of land developed for employment by type to be monitored through the Wiltshire Monitoring Framework.</p> <p>Delivery Responsibility: Wiltshire Council, Development Industry.</p>
MM 8	163	Core Policy 35	<p>Wiltshire's Principal Employment Areas (as listed in the Area Strategies) <u>should</u> will be retained for employment purposes within use classes B1, B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of the above employment uses within</p>

			<p>these areas will be supported.</p> <p>Elsewhere w<u>Within</u> the principal settlements, market towns, and local service centres <u>and</u> <u>Principal Employment Areas</u> proposals for the redevelopment of land or buildings previously or <u>currently or last</u> used for activities falling within use classes B1, B2 and B8 must demonstrate that they meets at least one of the following criteria and will <u>be assessed against the following criteria: ...</u></p>
MM 9	164	Core Policy 36	<p>Core Policy 36 Economic regeneration Regeneration of brownfield sites will be supported in the Principal Settlements, Market Towns and Local Service Centres where the proposed uses help to deliver the overall strategy for that settlement, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including Neighbourhood Plans, and/or enhance the vitality and viability of the town centre by introducing a range of active uses that do not compete with <u>complement the existing town centre.</u></p>
MM 10	164	Para 6.20	<p>Regeneration initiatives may also come forward in the Market Towns, and Local Service Centres. The Core Strategy supports the development of community-led plans, including town plans and Neighbourhood Plans to support and facilitate economic regeneration in these settlements, and the preparation of master plans for specific sites may also be appropriate. <u>Initiatives in other settlements will be considered on an individual basis and against the objectives and policies of the Core Strategy in combination with any community led plan that may exist.</u></p>
MM 11	166	Para 6.25	<p>....Any necessary amendments to these frontages and corresponding policies will be identified through a subsequent planning policy document the <u>Wiltshire Core Strategy Development Plan Document (Partial Review)</u>. The Review will update <u>retail/town centre policies across Wiltshire consistent with the NPPF</u>. It will:</p> <ol style="list-style-type: none"> <u>1. Consider the network and hierarchy of centres</u> <u>2. Define the extent of primary and secondary frontages, town centres and primary shopping areas</u> <u>3. Set policies to make it clear which town centres uses will be permitted in town centres/primary shopping areas</u> <u>4. Allocate a range of suitable sites to meet the scale and type of town centre uses needed</u>

			<p>most central site available.</p> <p>Targets: Reduce proportion of new retail development occurring outside Primary and Secondary Retail frontages.</p> <p>Monitoring and Review Percentage of completed retail, office and leisure development occurring within town centres to be monitored through Wiltshire Monitoring Framework</p> <p>Delivery Responsibility: Wiltshire Council,</p>
MM 12	169	Core Policy 40	<p>Core Policy 40 Hotels, bed and breakfasts, guest houses and conference facilities</p> <p>Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities, <u>together with the sensitive extension, upgrading and intensification of existing tourism accommodation facilities will be supported within:</u></p> <ul style="list-style-type: none"> i. <u>the Principal Settlements and Market Towns; or will be supported.</u> ii. <u>Proposals for new hotels, bed and breakfasts and guesthouses within Local Service Centres, and Large and Small Villages will be supported where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole ; or</u> iii. <u>Outside the settlements above, where proposals will be supported that involve the conservation of buildings that for contextual, architectural or historic reasons should be retained and otherwise would not be.</u> <p>Proposals for new hotels, bed and breakfasts and guesthouses within Local Service Centres, and Large and Small Villages will be supported where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole.</p> <p>Permission may exceptionally be granted for proposals for new hotels, bed and breakfasts and guest houses outside the settlements identified above, where proposals involve the conversion of buildings that for contextual, architectural, or historic reasons should be retained and would otherwise not be.</p>

			<p>In all cases it must be demonstrated that proposals will:</p> <p>i. not have a detrimental impact on the vitality of the town centre Primary Shopping Frontages or the viability of existing hotels, bed and breakfasts, guesthouses or conference facilities; and</p> <p>ii. avoid unacceptable traffic generation.</p> <p>Proposals for the change of use of existing bed spaces provided in hotels or public houses or conference facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any other form of tourism, leisure, arts, entertainment or cultural use....</p> <p>Targets: Increase and improve facilities for sustainable tourism.</p> <p>Monitoring and Review: Number of schemes permitted in line with the requirements of the policy, to be monitored through the Wiltshire Monitoring Framework.</p> <p>Delivery responsibility: Wiltshire Council.</p>
MM 13	176	Para 6.42	<p>6.42 In addition, all affordable housing units must be developed to the latest Housing Corporation standards.</p>
MM 14	176	<p>Para 6.41</p> <p>After para 6.43</p>	<p>It is anticipated that this strategy will deliver at least <u>approximately 13,000</u> 10,000 new affordable homes within the plan period. , of which 2,640 have been delivered at 1 April 2011.</p> <p><u>6.43a A broad assessment of viability across the Plan area¹⁵⁰ clearly indicates that there are geographic disparities in terms of residual land values that warrant different affordable housing requirements. Core Policy 43 therefore contains two separate affordable housing zones (30% and 40%) as presented on the Policies Map.</u></p> <p><u>40% affordable housing zone</u> <u>Marlborough & surrounding area, Pewsey, Bradford on Avon, Salisbury, rural villages of south</u></p>

			<p>considered. On sites of 4 dwellings or fewer a financial contribution will be sought towards the provision of affordable housing. The provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and where appropriate, the viability of the development. All affordable housing will be subject to an appropriate legal agreement with the Council...</p> <p>...</p> <p>Targets: Deliver 40% of housing on sites of 5 dwellings or more as affordable units. Monitoring and Review: Quantum of affordable housing delivered and percentage of planning permissions for 5 dwellings or more with 40% or more affordable housing. To be monitored through the Wiltshire Monitoring Framework. Delivery Responsibility: Wiltshire Council, development industry, strategic partnerships, RSL's.</p>
MM 15	178	Para 6.47	<p>In exceptional circumstances and as a departure to national policy the council may also consider exception site development that includes cross-subsidy from open market sales on the same site.</p>
	179	Core Policy 44	<p>Core Policy 44 Rural exceptions sites At settlements defined as Local Service Centres, Large and Small Villages (Core Policy 1), and those not identified within the settlement strategy, a proactive approach to the provision of affordable housing will be sought in conjunction with Parish Councils and working with local communities and other parties. This exception to policy allows housing for local need to be permitted, solely for affordable housing, provided that:</p> <ul style="list-style-type: none"> i. the proposal has clear support from the local community ii. the housing is being delivered to meet an identified and genuine local need iii. the proposal is within, adjoining or well related to the existing settlement iv. environmental <u>and landscape</u> considerations will not be compromised v. the proposal consists of 10 dwellings or fewer vi. employment and services are accessible from

			<p>the site</p> <p>vii. its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement and</p> <p>viii. the affordable housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of occupant.</p> <p>Cross-subsidy In exceptional circumstances a proportion of market housing may be considered appropriate where it can be demonstrated that the site would be unviable, as an exception site that meets the above criteria, without cross-subsidy. It should be recognised that the inclusion of open market housing will not normally be supported. In these exceptional circumstances:</p> <p>ix. the majority of the development is for affordable housing</p> <p>x. it has been demonstrated through detailed financial appraisal that the scale of the market housing component is essential for the successful delivery of the development and is based on reasonable land values as an exception site; <u>and</u></p> <p>xi. no additional subsidy for the scheme and its affordable housing delivery is required <u>and</u></p> <p>xii. that any new market housing approved on this basis should be for occupation as a principal residence.</p> <p>Targets: Deliver affordable housing in appropriate locations.</p> <p>Monitoring and Review: Number of schemes permitted in line with the policy, to be monitored through the Wiltshire Monitoring Framework.</p> <p>Delivery Responsibility: Wiltshire Council, development industry, strategic partnerships, RSL's.</p>
MM 16	182	Core Policy 46	<p>.... Housing schemes should assist older people to live securely and independently within their communities. Residential development must ensure that layout, form and orientation consider adaptability to change as an integral part of design at the outset, in a way that integrates all households into the community.</p> <p>The Council will also encourage the provision of homes which incorporate 'Lifetime Homes Standards so that they can be readily adapted to meet the needs of older people and those with disabilities.</p>

			<p>Developers will be required to demonstrate how their proposals respond to the needs of an ageing population....</p> <p>... In exceptional circumstances, the provision of specialist accommodation outside but adjacent to defined limits of development at the Principal Settlements and Market Towns will be considered, provided that:</p> <p>viii. a genuine, and evidenced, local need is justified ix. environmental <u>and landscape</u> considerations will not be compromised</p> <p>Targets: Deliver specialist housing in response to local needs in appropriate locations. Monitoring and Review: Percentage of residential development that accords with Lifetime Homes Standards and amount of specialist accommodation delivered, to be monitored through the Wiltshire Monitoring Framework. Delivery Responsibility: Wiltshire Council, development industry, strategic partnerships.</p>
MM 17	183	Insert paras	<p><u>6.54a The development of new permanent and transit Gypsy and Traveller caravan sites in suitable and sustainable locations will be considered in accordance with the criteria set out in Core Policy 47. The criteria have been informed by national policy in Planning Policy for Traveller Sites. In accordance with national policy the Council will apply these criteria positively where a proposed location complies with the criteria in Core Policy 47 (footnote).</u></p> <p><u>- add footnote: Topic Paper 16: Gypsy and Travellers (including the addendum) provides an outline of how the requirement for new pitches has been determined and the basis for the criteria proposed</u></p> <p><u>6.54 b To identify pitch requirements for inclusion in Core Policy 47, a review of the 2006 Gypsy and Traveller Accommodation Needs Assessment (GTAA) was undertaken in November 2011(64). The conclusions are presented in Topic Paper 16, as amended in February 2014. As a result a need for 44 66 additional permanent residential pitches over the next five years (2011-2016) in Wiltshire has been identified. A projection of anticipated need between 2016-2021 has also been identified with approximately 42 permanent residential pitches required. The review of need took into</u></p>

		<p><u>consideration the supply of permanent pitch provision since April 2006 (see Table 6.1 below) and evidence presented by the July 2011 caravan count. The preference in meeting need in the future is for small, private sites.</u></p> <p><u>6.54 c The council will use national policy and a criteria-based approach as set out by Core Policy 47 to identify the most suitable sites for Gypsy and Traveller pitches in the proposed Gypsy and Travellers Development Plan Document. This will add detail to the interpretation and implementation of Core Policy 47 and identify specific sites to deliver the pitch requirements set out within Core Policy 472. The Council will release land in its ownership to help ensure the identified need is met.(62). Applications that are submitted before the DPD is prepared will be assessed against the general criteria set in Core Policy 47.</u></p> <p><u>6.55 The review in Topic Paper 16 identified a need for 25 new transit pitches across the county. The provision of new transit pitches will enable pitches to be provided to meet the needs of Gypsies and Travellers who come to the area but have no permanent place to stay or are travelling through the area. The Gypsy and Traveller DPD will include specific locations to provide these new transit pitches and will include consideration of a network of Emergency Stopping Places to will also be investigated to help meet the need for transit pitches and provide the travelling community with a range of options. This approach may be particularly suitable for New Travellers who rely less on the need for permanent residential pitches.</u></p> <p><u>6.55a The Council will release land in its ownership and work with other public sector landowners to help ensure the need for both permanent and transit pitches is met. Opportunities will be considered through the DPD process, as well as bringing forward pitches in the short term through the planning application process.</u></p> <p>6.56 The council will use national policy and a criteria-based approach to identify the most suitable sites for Gypsy and Traveller pitches. A Gypsy and Travellers Site Allocation Development Plan Document will be prepared to add policy detail to the interpretation and implementation of Core Policy 47 and identify specific sites to deliver the pitch requirements set out within it⁽⁵⁹⁾. Applications that are submitted before the DPD is prepared will</p>
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		<p>be assessed against the general criteria set in Core Policy 47.</p> <p><u>6.56 The Council is also carrying out a full Gypsy and Traveller Accommodation Needs Assessment to review and roll forward the pitch requirements in Core Policy 47 to ensure adequate pitch provision across the plan period. This review will inform amendments to the pitch requirements in Core Policy 47 to relate to the whole plan period and be included in the Gypsy and Traveller DPD. Core Policy 47 together with the policies and allocations proposed within the Gypsy and Traveller DPD will ensure continued compliance with national policy.</u></p> <p>6.57 In 2011, the government published a draft Planning Policy Statement⁽⁶⁰⁾ on planning for traveller sites which includes National policy⁶³, as well as including the general principle of aligning planning policy on traveller sites more closely with that for other forms of housing. It requires the council to demonstrate a five year supply of pitches against a long term target based on clear evidence. Core Policy 47 reflects this approach by introducing a set of criteria against which potential sites will be tested and identifying a requirement for new pitches to 2021. The criteria have regard to local amenity, access to facilities and impact on the landscape in a similar way to policies for general housing. Appendix C provides the current position in relation to a 5 year supply of Traveller sites and demonstrates that, at the time of the CS examination, there was not a 5 year supply of traveller sites in Wiltshire. The programmed Gypsy and Traveller DPD will include specific deliverable sites to demonstrate a 5 year supply and a supply of specific developable sites or broad locations for growth for the remainder of the plan period.</p> <p>6.58 A review of the 2006 Gypsy and Traveller Accommodation Needs Assessment (GTAA) was undertaken in November 2011⁽⁶¹⁾. As a result a need for 44 additional residential pitches over the next five years (2011-2016) in Wiltshire has been identified. A projection of anticipated need between 2016-2021 has also been identified with approximately 38 residential pitches required. The review of need took into consideration the supply of permanent pitch provision since April 2006 (see Table 6.2 below) and evidence presented by the July 2011 caravan count. The preference in meeting need in the future is for small, private sites.</p>
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		<p>Core Policy 47</p>	<p>Table 6.1 Supply of permanent accommodation for Gypsies and Travellers, April 2006 to November 2011</p> <table border="1" data-bbox="635 353 1412 965"> <thead> <tr> <th>Housing Market Area</th> <th>Permitted (April 06 to Nov-2011)</th> <th>With temporary permission Dec 11</th> <th>Applications pending Dec 11</th> </tr> </thead> <tbody> <tr> <td>North and West Wiltshire</td> <td><u>94</u></td> <td><u>2</u></td> <td><u>1</u></td> </tr> <tr> <td>South Wiltshire</td> <td><u>3</u></td> <td>2</td> <td><u>1</u></td> </tr> <tr> <td>East Wiltshire</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total</td> <td><u>97</u></td> <td><u>4</u></td> <td><u>2</u></td> </tr> </tbody> </table> <p>Core Policy 47</p> <p>Meeting the needs of Gypsies and Travellers Provision should be made for <u>at least 66</u> 82 permanent pitches for Gypsies and Travellers, 25 transit pitches and 5 plots for Travelling Showpeople during the period 2011 to 202116. <u>A further 42 permanent pitches should be provided over the period 2016-2021.</u> Permanent and transit pitches should be distributed and phased as follows.</p> <p>Table 6.2</p> <table border="1" data-bbox="635 1496 1412 2033"> <thead> <tr> <th>Housing Market Area</th> <th>Proposed Requirement (2011-16)</th> <th>Proposed Requirement (2016-2021)</th> <th>Transit provision 2011-2021</th> </tr> </thead> <tbody> <tr> <td>North and West Wiltshire</td> <td>9 <u>26</u></td> <td>20 <u>22</u></td> <td>10</td> </tr> <tr> <td>South Wiltshire</td> <td>33 <u>37</u></td> <td>17 <u>19</u></td> <td>8</td> </tr> <tr> <td>East Wiltshire</td> <td>2 <u>3</u></td> <td>1</td> <td>7</td> </tr> <tr> <td>Total</td> <td>44 <u>66</u></td> <td>38 <u>42</u></td> <td>25</td> </tr> </tbody> </table>	Housing Market Area	Permitted (April 06 to Nov-2011)	With temporary permission Dec 11	Applications pending Dec 11	North and West Wiltshire	<u>94</u>	<u>2</u>	<u>1</u>	South Wiltshire	<u>3</u>	2	<u>1</u>	East Wiltshire	0	0	0	Total	<u>97</u>	<u>4</u>	<u>2</u>	Housing Market Area	Proposed Requirement (2011-16)	Proposed Requirement (2016-2021)	Transit provision 2011-2021	North and West Wiltshire	9 <u>26</u>	20 <u>22</u>	10	South Wiltshire	33 <u>37</u>	17 <u>19</u>	8	East Wiltshire	2 <u>3</u>	1	7	Total	44 <u>66</u>	38 <u>42</u>	25
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			<p>where mixed-uses are proposed, the site and its surrounding context are suitable for mixed residential and business uses, including storage required and/or land required for exercising animals, and would not result in an unacceptable loss of amenity and adverse impact on the safety and amenity of the site's occupants and neighbouring properties.</p> <p>It is recommended that pre-application advice is sought on all proposals for new Gypsy and Traveller pitches or Traveller Showpeople plots/yards. Early engagement with the local community is recommended to ensure sites are developed sensitively to their context.</p> <p>Targets: Net increase in pitches; Gypsy and Traveller site allocation DPD adopted.</p> <p>Monitoring and Review: Number of approved Gypsy and Traveller pitches to be monitored through Wiltshire Monitoring Framework.</p> <p>Delivery Responsibility: Wiltshire Council, strategic partnerships.</p>
MM 18	188	Core Policy 48	<p>Supporting rural life</p> <p>Dwellings required to meet the employment needs of rural areas</p> <p>Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will only be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. <u>Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.</u></p> <p>Improving access to services and improving infrastructure</p> <p>Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not</p>

	187	Para 6.63	<p>be to the detriment of the local environment or local residents.</p> <p><u>Conversion and re-use of redundant rural agricultural buildings</u></p> <p>Proposals to convert <u>and re-use redundant rural agricultural buildings</u> for employment, and tourism, <u>cultural and community</u> uses will be supported where it satisfies the following criteria:</p> <p>i. the building(s) have architectural merit, is/are structurally sound and capable of conversion without major rebuilding, and with only necessary only modest extension or modification which preserves the character of the original building; <u>and</u></p> <p>ii. the reuse would lead to the viable long-term safeguarding of a heritage asset</p> <p>iii. the use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; <u>and</u></p> <p>iiiv. the building can be served by adequate access and infrastructure; <u>and</u></p> <p>iv. the site has reasonable access to local services; <u>and/or</u></p> <p>vi. <u>the conversion or re-use of a heritage asset would lead to its viable long term safeguarding.</u></p> <p>vi. the use meets identified local needs for employment.</p> <p>In exceptional circumstances, wWhere there is clear evidence that the above employment or tourism uses can not be made viable are not practical propositions, residential development may be appropriate where it meets the above criteria <u>and has reasonable access to employment. <u>In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances in line with national policy.</u></u></p> <p>Proposals to convert <u>or re-use redundant</u> buildings for employment, tourism or residential uses, <u>community uses, meeting rooms or places of worship</u> will need to fulfil the requirements set out in Core Policy 48. Local needs for employment or housing should be demonstrated through reference</p>
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			<p>to the Core Strategy evidence base or another credible evidence source. Proposals must not lead to subsequent applications for replacement buildings elsewhere. It is recognised that the insensitive re-use of rural buildings can be damaging to the character of the building and its rural setting. Furthermore, additions and extensions should normally be avoided.</p>
MM 19	190	Core Policy 49	<p>Protection of services and community facilities</p> <p>Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/ building is no longer <u>economically</u> viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported. Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.</p> <p>In order for such proposals to be supported, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered.</p> <p>This marketing plan will, at the very minimum:</p> <ul style="list-style-type: none"> i. be undertaken for at least 6 months ii. be as open and as flexible as possible with respect to alternative community use iii. establish appropriate prices, <u>reflecting local market value</u>, for the sale or lease of the site or building, which reflect the current or ... <p>Targets: Retention of existing facilities and services.</p> <p>Monitoring and Review: Rural Facilities Survey and Wiltshire Monitoring Framework.</p> <p>Delivery Responsibility: Wiltshire Council.</p>
MM 20	173	Core Policy 41	<p>....</p> <p>Climate change adaptation</p> <p>New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and</p>

		<p>designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer. This should be achieved by use of the following means as practicable:</p> <ul style="list-style-type: none"> i. orientating windows of habitable rooms within 30 degrees of south and utilising southern slopes ii. locating windows at heights that allow lower sun angles in the winter and installing shading mechanisms to prevent overheating during summer months iii. using soft landscaping, including deciduous tree planting, to allow natural sun light to pass through during the winter months whilst providing shade in the summer iv. integrating passive ventilation, for example wind-catchers installed on roofs and v. planting green roofs to moderate the temperature of the building to avoid the need for mechanical heating and/or cooling systems. <p>Sustainable construction</p> <p>New homes (excluding extensions and conversions) will be required to achieve at least Level 34 (in full) of the Code for Sustainable Homes, progressing to Code Level 4 (in full) from 2013 and Level 5 (in full) from 20162.</p> <p>Conversions of property to residential use will not be permitted unless BREEAM's Homes "Very Good" standards are achieved.</p> <p>All non-residential development will be required to achieve the relevant BREEAM "Very Good" standards from 2013, rising to the relevant BREEAM "Excellent" standards from 2019.</p> <p>Existing buildings</p> <p>Retrofitting measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy:</p> <ul style="list-style-type: none"> vi. reduce energy consumption through energy efficiency measures vii. use renewable or low-carbon energy from a local/district source and viii. use building-integrated renewable or low-carbon technologies. <p>Opportunities should be sought to facilitate carbon reduction through retrofitting at whole street or neighbourhood scales to reduce individual costs, improve viability and support coordinated programmes for improvement.</p>
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			<p>Renewable and low-carbon energy All proposals for major development will be required to submit a Sustainable Energy Strategy alongside the planning application outlining the low-carbon strategy for the proposal. It is expected that proposals for larger scale residential development of 500 units or more will be viable to meet zero-carbon standards from 20134. Where this is not deliverable, the Sustainable Energy Strategy should clearly demonstrate why this is not achievable.</p> <p>In all cases, including those listed above, proposals relating to historic buildings, Listed Buildings and buildings within Conservation Areas and World Heritage Sites should ensure that appropriate sensitive approaches and materials are used. Safeguarding of the significance the special character of heritage assets should be in accordance with appropriate national policy and established best practice.</p> <p>In all cases the impact of these requirements on the viability of development will be taken into consideration </p>
MM 21	175	Core Policy 42	<p>Standalone renewable energy installations Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, <u>including any cumulative effects</u>, and taken into account ...</p> <p>...</p> <p>vii. residential amenity, including noise, odour, visual amenity, <u>safety and</u> viii. <u>best and most versatile agricultural land</u></p>
MM 22	175	6.38	<p>The development of most standalone renewable energy installations within Wiltshire will require careful consideration due to their potential visual and landscape impacts, especially in designated or sensitive landscapes, including AONBs and the Stonehenge and Avebury World Heritage Site and its setting. Core policies 51 and 59, which relate to landscape and the World Heritage Site, should be considered alongside this policy. The size, location and design of renewable energy schemes should be informed by a landscape character assessment, alongside other key environmental issues as set out</p>

			<p>in Core Policy 42. This should help reduce the potential for conflict and delay when determining planning applications. <u>Cumulative effects should be addressed as appropriate.</u> <u>Additional guidance will be prepared to support the implementation of Core Policy 42. to identify appropriate separation distances between wind turbines and residential premises in the interests of residential amenity, including safety. In the interim period, prior to the adoption of the guidance, the following minimum separation distances* will be applied:-</u> If the height of the wind turbine is- (a) greater than 25m, but does not exceed 50m, the minimum distance requirement is 1000m; (b) greater than 50m, but does not exceed 100m, the minimum distance requirement is 1500m; (c) greater than 100m, but does not exceed 150m, the minimum distance requirement is 2000m; (d) greater than 150m, the minimum distance requirement is 3000m <u>Shorter distances may be appropriate where there is clear support from the local community</u></p>
MM 23		6.67 on	<p><u>There is a network of identified wildlife sites:</u></p> <ul style="list-style-type: none"> • <u>International – Special Areas of Conservation, Special Protection area and Ramsar Sites</u> • <u>National – Sites of Special Scientific Interest and National Nature Reserves</u> • <u>Local – County Wildlife Sites, Protected Road Verges and Local Geological Sites</u> <p><u>Proposed development on land within or outside a SSSI likely to have an adverse effect on the SSSI will be determined in accordance with the requirements of paragraph 118 of the NPPF and Circular 06/2005.</u> <u>Wiltshire's natural environment is one of its greatest assets and includes a particularly large proportion of the UK's biodiversity, including some of Europe and the UK's most significant sites which are protected by national policy and statutory legislation (and therefore not generally addressed in this core strategy). However the The valuable natural environment includes not only identified protected sites, but also local sites such as County Wildlife Sites, Protected Road Verges and Local Geological Sites, and other features of nature conservation value including:</u></p> <ul style="list-style-type: none"> • <u>Priority species and habitats of conservation concern (including those listed on the national and Wiltshire Biodiversity Action Plans)</u> • <u>areas of habitat with restoration potential</u>

			<p>(particularly those identified on the South West Nature Map or through other landscape scale projects) and</p> <ul style="list-style-type: none"> • <u>all waterbodies covered under the Water Framework Directive</u> and • features providing an ecological function for wildlife such as foraging, resting and breeding places, particularly wildlife corridors of all scales which provide ecological connectivity allowing species to move through the landscape and support ecosystem functions. <p>•</p> <p><u>For the purposes of ecological impact assessment, the value of undesignated habitats and species should be measured against published selection criteria (footnote) where possible(footnote), however statutory protection will only ever apply to those sites which have been formally notified by Natural England.</u></p> <p><u>(Insert footnotes as indicated).</u></p> <p>6.68 Collectively these sites and natural features make up the local ecological networks necessary to underpin and maintain a healthy natural environment. Core Policy 50 seeks to ensure protection and enhancement of these sites and features, and is necessary to help halt and reverse current negative trends and meet new challenges particularly from climate change adaptation and pressures associated with the increasing population.</p> <p><u>Protection</u> <u>It is vital that all stages of sustainable development are informed by relevant ecological information, from site selection and design to planning decisions and long-term management. All effects should be considered, including positive and negative, direct and indirect, cumulative, and on and offsite impacts over the lifetime of the development (including construction, operation and restoration phases), also giving consideration to disturbance effects such as noise, lighting, recreational pressures, trampling, traffic, domestic pets, vandalism etc.</u></p> <p>6.69 It is vital that all stages of sustainable development are informed by relevant ecological information, from site selection and design to planning decisions and long-term management. All effects should be considered, including positive and negative, direct and indirect, cumulative, and on and offsite impacts over the lifetime of the</p>
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		<p>development (including construction, operational and restoration phases), also giving consideration to disturbance effects such as noise, lighting, recreational pressures, trampling, traffic, domestic pets, vandalism etc. All effects upon the natural environment should be addressed sequentially in accordance with the principle of the 'mitigation hierarchy':</p> <ul style="list-style-type: none"> • avoid e.g. site location, buffers • reduce, moderate, minimise • rescue e.g. translocation • repair, reinstate, restore • compensate or offset. <p>6.70 Compensation is a last resort, but will be necessary in some instances where other approaches cannot guarantee 'no net loss' of biodiversity and any unavoidable losses are outweighed by other sustainability considerations. Such measures should be delivered within the development site where possible; however where this is not feasible it may be more appropriate to deliver offsite measures through legal agreements and landscape scale projects. Appropriate compensatory measures should demonstrate no net loss of the relevant local biodiversity resource in the short and long-term, and be delivered as close to the development site as possible to avoid the degradation of local ecological networks or 'ecosystem services'⁽⁶²⁵⁾. <u>Additional guidance is available to help clarify appropriate ecological avoidance, mitigation and compensation measures to demonstrate compliance with Core Policy 50, which should be proportionate to the scale of any predicted impact.</u></p> <p><u>A number of strategic mitigation plans and guidance documents are also available to ensure that the most commonly occurring effects upon international sites can be avoided as efficiently and effectively as possible:</u></p> <ul style="list-style-type: none"> • <u>The Stone Curlew Management Strategy – applicable to residential development within distances up to 15km of Salisbury Plan</u> • <u>Wiltshire Bats SAC Planning Guidance – applicable to all development types in the areas within and surrounding Bradford on Avon, Box, Colerne, Corsham, Trowbridge, Westbury, Fonthill and Chilmark.</u> • <u>River Avon Planning Guidance – applicable to any new development in proximity to the Salisbury Avon, or major development within</u>
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			<p><u>the wider catchment.</u></p> <ul style="list-style-type: none"> • <u>The New Forest recreation Management Strategy – applicable to residential development within distances up to 9km of the New forest National Park. Other plans and guidance documents will be produced by Wiltshire Council as necessary. Wiltshire Council has also signed a Memorandum of Understanding with Natural England to ensure that all of these measures are effectively delivered.</u> <p><u>Wiltshire Council will support production and implementation of a New Forest Mitigation Strategy, in partnership with Natural England, and other partners as appropriate. This will set out the delivery mechanisms and funding requirements (either through CIL, S106 or other appropriate mechanism) such that the impacts of the Plan upon the New Forest SPA are fully mitigated. After adoption the New Forest Mitigation Strategy will be relevant in relation to Para 6.70 above. Prior to this, planning applications will be subject to individual Habitats Regulation Assessments and bespoke mitigation secured as necessary</u></p> <p>6.71 Sustainable development also provides opportunities to enhance the natural environment for wildlife and Wiltshire's communities, particularly through landscaping, public open space, Sustainable Urban Drainage Systems and features of the built environment e.g. bird and bat boxes. Such measures should contribute to delivery of relevant Biodiversity Action Plan (BAP) <u>targets and River basin/Catchment Management Plan objectives</u>, but also be tailored to local landscape character (see Core Policy 51). Development may also open up opportunities to bring degraded or neglected features back into favourable condition through sensitive management to encourage wildlife; such restoration will be particularly valuable where it contributes towards <u>landscape scale projects Nature Improvement areas or other landscape scale projects identified by the Local Nature Partnership or objectives in relevant River Basin/Catchment Management Plans</u>. Additional guidance will be produced to <u>aid the design and incorporation of suitable ecological</u> help clarify appropriate avoidance, mitigation, compensation and enhancement measures to demonstrate compliance with Core Policy 50, which should be proportionate to the scale of development.</p>
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			<p>[Footnote625 Ecosystem services are best defined through the work of the UK National Ecosystem Assessment http://uknea.unep-wcmc.org/.]</p> <p>6.72 Compensation for increased recreational disturbance at Special Protection Areas (SPAs) will be achieved through securing management in those areas. For development within 15km of Salisbury Plain this will best be achieved through the Wessex Stone Curlew Project (WSCP), which delivers targeted advice to the Ministry of Defence and private tenants on the location and management of Stone Curlew nest sites. For development within 7km of the New Forest SPA mitigation will be best addressed through the Recreation Management Strategy (RMS) for the area. Proportionate developer contributions toward implementation of the WSCP and the RMS will be sought in line with Core Policy 3 (infrastructure) and the Infrastructure Delivery Plan. The use of Suitable Alternative Natural Greenspace (SANGs) is unlikely to be successful for attracting people away from these sites given their high intrinsic appeal and unique characteristics, and would only be acceptable in cases where a particularly large or high quality SANGs can be secured. However in most cases this is unlikely to be cost effective. Wiltshire Council is developing guidance for development surrounding the Bath and Bradford Bats SAC and associated roost sites. This will include guidance for developers and planners, and a procedure to ensure that any likely significant effects upon the SAC are identified and assessed at the application stage. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.</p> <p>Local sites Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:</p> <ul style="list-style-type: none"> i. cannot reasonably be avoided ii. are reduced as far as possible iii. are outweighed by other planning considerations in the public interest and iv. where appropriate compensation measures can
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		<p>Core Policy 50</p>	<p>be secured through planning obligations or agreements. Development proposals affecting local sites must contribute to their favourable management in the long-term.</p> <p>Protection Development proposals must demonstrate how they protect, and where possible enhance, features of nature conservation and geological value as part of the design rational. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.</p> <p><u>All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.</u></p> <p><u>Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in Paragraph 6.70 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.</u></p> <p>Biodiversity enhancement All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) <u>or River basin/ Catchment Management Plan</u>, particularly through landscape scale projects, and be relevant to the local landscape character.</p>
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		<p>Disturbance All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development. Development likely to increase recreational pressure on Special Protection Areas (SPAs) will be required to deliver an appropriate level of mitigation to offset any potential impacts. Suitable mitigation strategies will include securing management measures for designated features of Salisbury Plain, New Forest National Park and surrounding areas. Designated features include Habitats Directive Annex I habitats and Annex II species. Provision of an appropriate area of Suitable Alternative Natural Greenspace to deter public use of Natura 2000 sites will only be acceptable in exceptional circumstances. Such measures shall be secured through reasonable and proportionate planning obligations and agreements.</p> <p><u>Local Sites</u> Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:</p> <ol style="list-style-type: none"> i. cannot be reasonably avoided ii. are reduced as far as possible iii. are outweighed by other planning considerations in the public interest and iv. where appropriate compensation measures can be secured through planning obligations or agreements v. Development proposals affecting local sites must make a reasonable and proportionate contribution to their favourable management in the long-term. <p>Targets: No net loss of biodiversity through development. Monitoring and review: Percentage of consented applications affecting nature conservation features for which an ecological mitigation/management plan is i) secured through condition and ii) implemented. To be monitored through Wiltshire Monitoring Framework. Delivery responsibility: Wiltshire Council, development industry.</p>
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MM 24	197	Para 6.88	<p>Development will need to make provision for accessible open spaces (such as parks, play areas, sports pitches and allotments) in accordance with the adopted Wiltshire Open Space Standards. Four sets of open space standards are currently in operation across Wiltshire, with different standards applying in each of the former district areas, and these currently form the Wiltshire Open Space Standards. A new set of standards will be developed to provide a consistent approach across Wiltshire. Once adopted, these Wiltshire-wide standards will be used on a case by case basis to determine the amount and type of open space provision that will be required to accompany new development. The open space standards covering the former district areas will be used for the purposes of Core Policy 52 until such time as the new Wiltshire-wide standards are adopted. <u>The Wiltshire-wide standards are currently being produced and will be informed by an Open Spaces Study, to be completed by 2015, with the new standards adopted as part of the Partial Review of the Wiltshire Core Strategy in 2016.</u></p>
MM 25	199	Core Policy 53	<p>Core Policy 53 Wiltshire's and Berks and Thames and Severn canals</p>
MM 26	204	Core Policy 55	<p>Core Policy 55 Air Quality Development proposals which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity. Mitigation measures should demonstrate how they will make a positive contribution to the aims of the Air Quality Strategy for Wiltshire and <u>where relevant, the Wiltshire Air Quality Action Plan.</u> Mitigation may include:</p> <ul style="list-style-type: none"> i. landscaping, bunding or separation to increase distance from highways and junctions ii. possible traffic management or highway improvements to be agreed with the local authority iii. abatement technology and incorporating site layout / separation and other conditions in site planning iv. traffic routing, site management, site layout and phasing; and v. <u>where appropriate, contributions will be sought</u>

			<p><u>toward the mitigation of the impact a development may have on levels of air pollutants</u></p> <p>Targets: No applications permitted contrary to the advice of Wiltshire Council on the grounds of air pollution that cannot be mitigated.</p> <p>Monitoring and Review: Air Quality Strategy Implementation Plan.</p> <p>Delivery Responsibility: Wiltshire Council</p>
MM 27	225	Core Policy 68	<p>Water Resources</p> <p>Development must not prejudice the delivery of the actions and targets of the relevant River Basin <u>or Catchment</u> Management Plan, and should contribute towards their delivery where possible. Non-residential development will be required to incorporate water efficiency measures. Developers will be expected to submit details of how water efficiency has been taken into account during the design of proposals.</p> <p>Development proposals within a Source Protection Zone, Safeguard Zone or Water Protection Zone must assess any risk to groundwater resources, <u>and groundwater quality</u> and demonstrate that these would be protected throughout the construction and operational phases of development.</p> <p>Targets: Incorporation of water efficiency measures in all non-residential development.</p> <p>Monitoring and Review: To be monitored through the Wiltshire Monitoring Framework.</p> <p>Delivery Responsibility: Wiltshire Council.</p>
	225	Para 6.176	<p>.....The catchment covers over half the county and the river and its tributaries flow through many of Wiltshire's towns and villages. Development <u>within the catchment</u> in close proximity to the river has the potential to have a detrimental effect upon its qualifying features through direct damage,</p>
	227	Core Policy 69	<p>Protection of the River Avon SAC</p> <p>In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate schemes of mitigation <u>measures</u> may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures. All development within 20m of the river banks should submit a Construction Management Plan to the Local Planning Authority to ensure</p>

			<p>measures proposed during construction are satisfactory.</p> <p>Where additional sewage discharges to a STW cannot be accommodated without measures to offset phosphate loading, development will be required to undertake proportionate mitigation measures <u>(which may include contributions towards those measures identified in the Nutrient Management Plan)</u> to demonstrate that the proposals would have <u>no likely significant adverse effects</u> upon the SAC.</p> <p>Targets: All development to be in compliance with the policy.</p> <p>Monitoring and Review: To be monitored through the Wiltshire Monitoring Framework.</p> <p>Delivery Responsibility: Wiltshire Council.</p>
MM 28	207	<p>Para 6.126</p> <p>Core Policy 57</p>	<p>High quality design will be required for all new developments from building extensions through to major developments. <u>Innovative designs which help raise the standard of design more generally in the area will be encouraged.</u> This policy sets out a range of issues which all developers will need to take into account when designing each individual scheme. Proposals will need to be accompanied by appropriate information to demonstrate compliance with Core Policy 57, including a design and access statement when this is required by the Local Validation Checklist⁽⁶⁶²⁾. All proposals will need to have regard to relevant supplementary guidance on design, <u>this includes Village Design Statements that are up to date and approved by the local authority as providing guidance on the implementation of policy CP57 for a local area</u></p> <p>...</p> <p>ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, <u>safe and accessible; in accordance with Core Policy 66 – Strategic Transport Network.</u> ...</p> <p>....</p> <p>xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and public art where appropriate <u>the integration of art and design in the public realm</u></p> <p>....</p> <p>Xiv: <u>meet the requirements of Core Policy 61 – Transport and New Development</u></p>

			<p>Targets: High standard of design achieved in all new developments.</p> <p>Monitoring and review: To be monitored through the Wiltshire Monitoring Framework.</p> <p>Delivery responsibility: Wiltshire Council.</p>
MM 29	209	Para 6.132	<p>It is anticipated that additional planning guidance will be developed which will include to aid in the application of Core Policy 58. <u>The anticipated Heritage Guidance will provide details on heritage issues in Wiltshire; including the endorsement of establishing a new local heritage list in line with English Heritage's Good Practice Guidance (May 2012)* *.</u></p>
		Para 6.135	<p>The Council will continue to keep under review Conservation Areas in the District and where appropriate, designate new areas. Appraisals of Conservation Areas will define the boundaries and analyse the special architectural and historic interest of the area. <u>A component of the Plan's positive strategy for the conservation of heritage assets at risk will include the joint Wiltshire Council / English Heritage Monument Management Scheme.</u></p>
		Para 6.136	<p>The individual area strategies identify specific distinct heritage assets, conservation challenges, and where appropriate, specific opportunities. <u>Information in the Area Strategies and Development Templates should be supported by mitigation measures and information identified in evidence documents such as: The Historic Landscape Assessment, January 2012 and Salisbury Historic Landscape Assessment 2009. The Anticipated Heritage Guidance referred to in 6.132 above will also provide further supporting information.</u></p>
		Core Policy 58	<p>Ensuring the conservation of the historic environment</p> <p>Development should protect, conserve and where possible enhance the historic environment., and should not have an unacceptable impact on the historic environment, particularly where this could be avoided or mitigated.</p> <p>Designated historic heritage assets and their settings will be conserved, and where appropriate enhanced, <u>in a manner appropriate to their significance including:</u></p> <p>i. <u>nationally significant</u> archaeological remains and their setting</p>

		<p>ii. the World Heritage Sites <u>within and adjacent to Wiltshire</u></p> <p>iii. buildings and structures of special architectural or historic interest and their settings</p> <p>iv. the special character or appearance of conservation areas and their settings</p> <p>v. historic parks and gardens and their setting</p> <p>vi. important landscapes <u>including registered battlefields</u> and townscapes.</p> <p>Development will be required to conserve and seek opportunities to enhance structures and areas of heritage significance throughout Wiltshire, including the character, setting and cultural significance of designated and other locally or regionally significant non-designated heritage assets, including:</p> <p>vii. the sensitive re-use of redundant and under-used historic buildings and areas which are consistent with their conservation especially in relation to the viable re-use of heritage assets at risk</p> <p>viii. opportunities to enhance Wiltshire's historic public realm by ensuring that all development, including transport and infrastructure work, is sensitive to the historic environment</p> <p>Distinctive elements of Wiltshire's historic environment, <u>including non-designated heritage assets</u>, which creates <u>contribute to</u> a sense of local character and identity and variation across the county, will be conserved, <u>and where possible enhanced</u>. and their The potential <u>to contribution of these heritage assets</u> towards wider social, cultural, economic and environmental benefits will <u>also be exploited, including: utilised where this can be delivered in a sensitive and appropriate ,manner in accordance with core policy 57.</u></p> <p>ix. the individual and distinctive character and appearance of Wiltshire's historic market towns and villages</p> <p>x. nationally significant prehistoric archaeological monuments and landscapes</p> <p>xi. the Stonehenge and Avebury World Heritage Site</p> <p>xii. historic buildings and structures related to the textile industry</p> <p>xiii. historic rural structures including threshing barns, granaries, malt houses, dovecots and stables</p> <p>xiv. ecclesiastical sites including churches, chapels and monuments</p> <p>xv. the historic Great Western Railway and associated structures</p>
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			<p>xvi. the historic waterways and associated structures including canals and river courses xvii. heritage assets associated with the military.</p> <p><u>Buildings Heritage assets at risk will be monitored and development proposals that improve their condition secure and improve buildings at risk will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.</u></p> <p>Targets: No increase in Buildings at Risk (BAR), no loss of listed buildings.</p> <p>Monitoring and Review: To be monitored through the Wiltshire Monitoring Framework.</p> <p>Delivery Responsibility: Wiltshire Council.</p>
MM 30	214	6.137 on	<p>Wiltshire's World Heritage Site (WHS) is a designated heritage asset of the highest international and national significance. The United Kingdom, as a signatory to the Convention Concerning the Protection of the World Cultural and Natural Heritage (UNESCO, 1972) is obliged to protect, conserve and, present <u>and transmit to future generations its WHSs which, because of their exceptional qualities are considered to be of the Outstanding Universal Value (OUV) of the World Heritage Site and ensure that it is transmitted to future generations. This obligation should therefore be given precedence in decisions concerning</u> on development management <u>in the WHS.</u> World Heritage Site status offers the potential of considerable social and economic gains for Wiltshire in areas such as sustainable tourism however this will require careful and sensitive management <u>in order to protect the Site and sustain its OUV of the Site.</u></p> <p>6.138 The Stonehenge, Avebury and Associated Sites World Heritage Site was inscribed on the UNESCO World Heritage list in 1986 for its OUV, Since that time, a Statement of Significance (see Stonehenge Management Plan 2009 pp26-27) and a draft Statement of OUV for the WHS have been drawn up. comprising its significance, authenticity and integrity. The OUV of the World Heritage Site requires protection and where appropriate enhancement in order to sustain its OUV. Not all aspects of the Site contribute to OUV and the UNESCO Statements of Significance and OUV as well as the World Heritage Site Plans for Stonehenge and Avebury are a critical</p>

		<p>resource in reaching decisions relating to the significance of its elements-for identification of the attributes of OUV as well as other important aspects of the WHS, and for reaching decisions on the effective protection and management of the Site</p> <p>6.139 In summary, the World Heritage Site is internationally important for its complexes of outstanding prehistoric monuments. The two stone circles at Stonehenge and Avebury, together with inter-related monuments, and their associated landscapes, demonstrate Neolithic and Bronze Age ceremonial and mortuary practices from around through 2,000 years of continuous use and monument building. The excellent survival of monuments provides evidence of the creative and technological achievements of the period. Their careful siting design in relation to the astronomical alignments, topography and other monuments provides further insight while their continuing prominence today underlines how this period of monument building shaped the landscape. The World Heritage Site is a landscape without parallel at a national and international level and one of Wiltshire's highest quality environments.</p> <p>6.140 The setting of the World Heritage Site beyond its designated boundary also requires protection as inappropriate development here can have an adverse impact on the Site and its attributes of OUV of the Site. The setting is the surrounding in which the World Heritage Site is experienced. It includes a range of elements such as views and historical, landscape and cultural relationships. The setting of the World Heritage Site is not precisely defined and will vary depending on the nature and visibility of the proposal. A future setting study will provide further information and a preferred methodology for the assessment of proposed development for its potential impact on the Site and its attributes of OUV. Light pollution and skyglow which could adversely affect the OUV of the site must be adequately addressed through the careful management of development.</p> <p>6.141 The World Heritage Site consists of two areas of approximately 25 square kilometres centred on Stonehenge and Avebury. Each area has its own discrete landscape setting. Core Policy 59 covers both halves of the World Heritage Site which have similar requirements for protection and enhancement. Saved local plan policies (policies</p>
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			<p>TR6, TR8 and TR9 of the Kennet Local Plan 2011) and Core Policy 6 (Stonehenge) reflect the specific local context, opportunities and challenges for the different halves of the World Heritage Site. In a Additional separate management plans set out strategies and actions needed for the successful conservation and management of the <u>site in order to sustain its OUV, taking account of and of the site alongside other relevant values and interests</u> including tourism, farming, nature conservation, research, education and the quality of life of the community. These management plans are a key material consideration in the planning process, which has a major role in their implementation. Indicators to monitor the implementation of the actions identified appear in both management plans.</p> <p>6.142 In considering Core Policy 59 particular reference should be made to the statement of OUV for the World Heritage Site and the relevant World Heritage Site Management Plan⁽⁶⁷⁷⁰⁾. Applicants will be required to demonstrate that full account has been taken of the impact of the proposals upon the World Heritage Site and its setting and that those proposals will have no adverse effects upon <u>the site and its attributes of OUV</u>. Development proposals which fall within the World Heritages Site boundary, or potentially impact upon its setting, should convey this accountability principally within the design and access statement related to the proposal.</p> <p>6.143 Due consideration should be given to environmental impact assessment (EIA) regulations which list World Heritage Sites as among the 'sensitive areas' where lower thresholds apply to the assessment of the need for EIA. The recent ICOMOS guidance on heritage impact assessments for Cultural World Heritage Properties (2010) offers advice on the process of historic impact assessment (HIA) for cultural World Heritage Sites which is designed to assess impact on the <u>WHS and its attributes of OUV</u>⁽⁶⁸⁷¹⁾.</p> <p>6.144 Additional planning guidance will be developed to help ensure the effective implementation of Core Policy 59⁽⁶⁹⁷²⁾. Based on the management plans and additional studies required, additional guidance will assist in articulating the spatial implications of protecting and enhancing <u>the World Heritage Site and its setting in order to sustain its</u></p>
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		<p>Core Policy 59</p>	<p>OUV both within the World Heritage Site and its setting. This will include considering the use of <u>further</u> Article 4 Directions to address permitted development rights that may have an adverse effect on <u>the WHS and its attributes of OUV</u>.⁶⁷</p> <p>Core Policy 59 The Stonehenge, Avebury and associated sites World Heritage Site The Outstanding Universal Value (OUV) of the World Heritage Site and its setting will be <u>sustained protected and enhanced</u> by:</p> <ul style="list-style-type: none"> i. giving precedence to the protection of the OUV of the World Heritage Site and its setting ii. development not adversely affecting the OUV of the World Heritage Site, <u>and its attributes of OUV, significance, authenticity or integrity, or its setting</u>. This includes the physical fabric, character, appearance, setting or views into or out of the World Heritage Site iii. seeking opportunities to support and <u>maintain sustain</u> the positive management of the OUV of the World Heritage Site through development that delivers improved conservation, presentation and interpretation and reduces the negative impact of <u>roads</u>, traffic and visitor pressure iv. requiring developments to demonstrate that full account has been taken of their impact upon the OUV of the World Heritage Site and its setting. Proposals will need to demonstrate that the development will have no individual, cumulative or consequential adverse effect <u>effect</u> upon the <u>site and its OUV</u>. Consideration of <u>opportunities for enhancing the World Heritage Site and sustaining its OUV</u> should also be demonstrated. This will include proposals for climate change mitigation and renewable energy schemes. <p>Targets: Progress towards objectives of the adopted WHS Management Plans. Monitoring and Review: WHS Co-ordinators. Delivery Responsibility: Wiltshire Council.</p> <p>(Inspector's Note: Throughout the CS, especially in the supporting text to Core Policy 59, reference should be made consistently to the need to sustain the OUV of World Heritage Sites.)</p>
<p>MM 31</p>	<p>43</p>	<p>Core Policy 4</p>	<p>... Small Villages: Allington, Berwick St James, Cholderton, Figheldean, /Ablington, Gomeldon/<u>East Gomeldon</u>/West Gomeldon</p>

		<p>Paragraph 5.18</p>	<p>Over the plan period (2006 to 2026) 17 ha of new employment land and <u>approximately at least 2,395 2785</u> new homes will be provided. <u>About 2,440 2,100</u> should occur at Amesbury (including Bulford and Durrington) including land identified at Kings Gate, Amesbury for strategic growth. ...</p> <p>...</p> <p>295 <u>Approximately 345</u> homes will be provided in the rest of the community area. Non-strategic development-Growth in the Amesbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2. ...</p> <p>Additional text: <u>The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Amesbury Community Area this includes the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u></p>
<p>MM 32</p>		<p>Core Policy 5</p>	<p>One specific issue in relation to which co-ordination is required is wildlife management. The Council will thus work with all relevant interests to produce an Integrated Business and Environmental Strategy (IBEMS) for the Porton Down SAC, SPA and SSSI and the non-designated areas of the site that will be adopted as a Supplementary Planning Document. The IBEMS will seek to balance the existing and future economic and scientific significance of the site with safeguarding important nature conservation interests, together with <u>while</u> enhancing biodiversity across the Porton Down site. In order to facilitate future development, the IBEMS will identify future proposed development, <u>in generic terms, a broad timescale and high level assessment of impacts and demonstrate</u> when this <u>how these potentially adverse will take place, the broad impacts will be avoided of this development and how (if possible) these impacts can be mitigated.</u></p> <p>Proposals submitted in advance of the IBEMS being adopted as SPD, and stand alone projects not addressed in the IBEMS will <u>likewise</u> need to adequately demonstrate that either alone or in combination with other plans or projects, they do not have <u>an adverse effect significant impact</u> on the integrity of the Porton Down SPA, SAC or SSSI, or</p>

			<p>that if they do adequate mitigation will be provided to ensure no adverse effect on site integrity.</p> <p>Targets: % habitat at Porton Down in favourable condition. Specific species monitoring. Percentage of planning applications granted on the Porton Down site which contribute to the objectives of the IBEMS (target 100%).</p> <p>Monitoring and Review: AMR, IBEMS when approved.</p> <p>Delivery Responsibility: Wiltshire Council, DSTL, HPA, PBTC, Natural England, species specific organisations e.g. RSPB, BTO, Plantlife, Butterfly Conservation.</p>
MM 33	46	Core Policy 6	<p>Stonehenge</p> <p><u>The World Heritage Site and its setting will be protected so as to sustain its Outstanding Universal Value in accordance with Core Policy 59.</u></p> <p>New visitor facilities will be supported where they:</p> <ol style="list-style-type: none"> i. return Stonehenge to a more respectful setting befitting its World Heritage Site status ii. include measures to mitigate the negative impacts of the roads iii. introduce a greatly enhanced visitor experience in a high quality visitor centre iv. implement an environmentally sensitive method of managing visitors to and from Stonehenge v. include a tourist information element, which highlights other attractions and facilities on offer in the surrounding area and raises the profile of Wiltshire. <p>Targets: Successful implementation of a new scheme by the London Olympics in 2012.</p> <p>Monitoring and Review: AMR.</p> <p>Delivery Responsibility: English Heritage, National Trust, Wiltshire Council and partners.</p>
MM 34	50	Core Policy 7 (3 rd paragraph onwards)	<p>...</p> <p>Over the plan period (2006-2026) 2 to 3 ha of new employment land (in addition to that already delivered or committed <u>at April 2011</u>) <u>will be provided and at least 670 approximately 780</u> new homes will be provided. 510 <u>About 510-595</u> dwellings should occur at Bradford on Avon, including land identified to the east of Bradford on Avon on land at Kingston Farm for strategic growth.</p> <p>...</p>

		Paragraph 5.35	<p>... 160 <u>Approximately 185</u> homes will be provided in the rest of the community area. Non-strategic development<u>Growth</u> in the Bradford on Avon Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p>Development proposals in the Bradford on Avon Community Area will need to demonstrate how <u>the relevant</u> these issues and considerations listed in paragraph 5.36 will be addressed</p> <p>Additional text: <u>The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Bradford on Avon Community Area this includes the Cotswolds Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u></p>
MM 35	57	Paragraph 5.48 4 th bullet Additional bullet	<p>... securing expansion to Chippenham's town centre <u>by providing additional convenience floorspace of 703sq m net by 2015 rising to 1338 sq m net by 2020 and an additional 3181 sq m net comparison floorspace rising to 7975 sq m net by 2020 to include</u> and improved retail offer through redevelopment of the Bath Road Car Park/ Bridge Centre <u>which is</u> a priority along with redevelopment of other smaller town centre brownfield sites.</p> <p><u>A more detailed Strategic Flood Risk Assessment (Level 2) is needed to provide a robust understanding of flood risk and inform decisions about the town's growth and appropriate selection of sites for development. Such work should consider all aspects of flood risk and, where practicable, the scope of the assessment should be agreed with the Council and the Environment Agency</u></p>
MM 36	56	5.47	<p>The Strategy for the Chippenham Community Area</p> <p>The strategy for Chippenham is based on delivering significant job growth, which will help to improve the self-containment of the town by providing more jobs for local people. To ensure employment is accessible to the local population a sustainable distribution and choice of employment sites will be</p>

		<p>and new Para 5.47 a</p> <p>5.53</p> <p>New paras 5.54a 5.54b and 5.54c</p>	<p>provided at the town. They will form part of mixed use urban extensions, incorporating housing, that are well integrated with the town. Currently, the limited opportunities for the redevelopment of brownfield sites in Chippenham means that it is necessary to identify greenfield sites on the edge of town. Proposed strategic and employment allocations to the south of Chippenham are to support the spatial strategy of Chippenham but are located within the Corsham Community Area. The strategy will respond to the Community Area's location (in full or part) within a national designated landscape. In Chippenham Community Area this includes the Cotswold Area of Outstanding National Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</p> <p><u>Strategically important mixed use sites for the town's expansion will be identified in a Chippenham Site Allocations Development Plan Document.</u></p> <p>The council is <u>working</u> with developers to ensure viable and comprehensive site solutions are delivered, which will secure investment in Chippenham. The nature of development to come forward on these sites will be determined in accordance with the key principles set out below and Core Policy 9. A Chippenham Central Area Master Plan will be developed to provide a more detailed framework for the delivery of <u>alternative additional</u> regeneration opportunity sites. If appropriate, this will be adopted as a Supplementary Planning Document (SPD) or via an alternative planning mechanism. <u>Specific development proposals arising from the Chippenham Central Area Masterplan will be included in the scope of the proposed Chippenham Site Allocations DPD</u></p> <p>Strategic Approach to New Development in Chippenham</p> <p><u>Core Policy 10 identifies a need to identify at least a further 2625 dwellings (once existing completions and commitments have been taken into account) and 26.5¹⁵¹ha of land for employment development on land adjoining the built up area. The Chippenham Site Allocation DPD will identify mixed</u></p>
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¹⁵¹ Showell Farm employment site, Chippenham is not included as a site with planning permission

		<p>Core Policy 10</p>	<p><u>use land opportunities necessary to deliver at least this scale of growth. In this context there are a number of strategic areas where large mixed use sites could be located and directions for growth are shown diagrammatically below:</u></p> <p>(Insert indicative diagram with broad strategic areas for growth - see Appendix C of EXAM/90)</p> <p><u>These broad 'strategic areas' for growth are indicated by barriers such as main roads, rivers and the main railway line. The A350 may be considered as one such barrier to development. The Chippenham Site Allocations DPD will assess how each of these areas performs against criteria contained in Core Policy 10.</u></p> <p><u>These criteria address relevant issues identified in paragraph 5.48. The DPD will identify a strategic site or sites and, applying these criteria and all other policies of the Plan, will focus first on the area that is best able to deliver growth. Preparation of the DPD will assess the viability and capacity to deliver infrastructure necessary to serve the needs created by new development and where possible contribute (cumulatively with other developments) to solving strategic infrastructure problems facing the Town. Areas will be considered sequentially on a similar basis and by these means the growth of Chippenham can be best directed to support the town's economic growth, resilience and quality of its environment.</u></p> <p>The Spatial Strategy: Chippenham Community Area</p> <p>Development in the Chippenham Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1. Principal Settlements: Chippenham Large Villages: Christian Malford, Hullavington, Kington St Michael, Sutton Benger and Yatton Keynell. Small Villages: Biddestone, Burton, <u>Grittleton</u>, Kington Langley, Langley Burrell, Lower Stanton St Qunitin, Nettleton, Stanton St Quintin and Upper Seagry.</p> <p>The following Principal Employment Areas will be supported in accordance with Core Policy 35: Bumpers Farm Industrial Estate, Methuen Park and Parsonage Way Industrial estate.</p>
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			<p>Over the plan period (2006 to 2026), 26.5 ha of new employment land (in addition to that already provided or committed at April 2011)⁶ and at least 4,500 approximately 5,090 new homes will be provided. At least 4,000 4,510 dwellings should occur at Chippenham., including the following land identified for strategic growth-</p> <p>North Chippenham 2.5 ha employment 750 dwellings Rawlings Green Chippenham, 6 ha employment 700 dwellings South West Chippenham 18 ha employment 800 dwellings Land South West of Abbeyfield School (Landers Field), Chippenham 1 ha employment, 100-150 dwellings</p> <p>The strategic allocations will be brought forward through a master planning process agreed between involving the community, local planning authority, and the developer and others which meet any requirements as set out in the Development Templates shown by Appendix A-</p> <p><u>Allocations at Chippenham will be identified in the Chippenham Site Allocations Development Plan Document (DPD) and will accommodate approximately 26.5ha of land for employment and at least 2,625 new homes. The DPD will set out a range of facilities and infrastructure necessary to support growth. Areas for growth and site allocations within the DPD will be guided by the following criteria:</u></p> <ul style="list-style-type: none"> i. <u>The scope for the area to ensure the delivery of premises and/or land for employment development reflecting the priority to support local economic growth and settlement resilience</u> ii. <u>The capacity to provide a mix of house types, for both market and affordable housing alongside the timely delivery of the facilities and infrastructure necessary to serve them;</u> iii. <u>Offers wider transport benefits for the existing community, has safe and convenient access to the local and primary road network and is capable of redressing transport impacts, including those affecting the attractiveness of the town centre</u> iv. <u>Improves accessibility by alternatives to the private car to the town centre, railway station, schools and colleges and employment</u>
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			<p>v. <u>Has an acceptable landscape impact upon the countryside and the settings to Chippenham and surrounding settlements, improves biodiversity and access and enjoyment to the countryside</u></p> <p>vi. <u>Avoids all areas of flood risk (therefore within zone 1) and surface water management reduces the risk of flooding elsewhere</u></p> <p><u>Sites that do come forward should be the subject of a partnership between the private and public sector based on frontloading with a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.</u></p> <p>North Chippenham Rawlings Green, Chippenham South West Chippenham Land South West of Abbeyfield School (Landers Field), Chippenham 2.5 ha employment 6 ha employment 18 ha employment 1 ha employment 750 dwellings 700 dwellings 800 dwellings 100-150 dwellings</p> <p><u>500</u> <u>Approximately 580 homes</u> will be provided in the rest of the community area over the plan period.</p> <p>Development proposals in the Chippenham Community Area will need to demonstrate how <u>the relevant</u> issues and considerations listed in paragraphs 5.48 and 5.54 will be addressed</p> <p><u>Table 5.4 Delivery of housing 2006-2026 – Chippenham Community Area</u></p> <table border="1" data-bbox="635 1630 1412 2060"> <thead> <tr> <th data-bbox="635 1630 762 1776">Area</th> <th data-bbox="762 1630 895 1776">Requirement 2006-26</th> <th colspan="2" data-bbox="895 1630 1153 1776">Housing already provided for</th> <th colspan="2" data-bbox="1153 1630 1412 1776">Housing to be identified</th> </tr> <tr> <td data-bbox="635 1776 762 1955"></td> <td data-bbox="762 1776 895 1955"></td> <th data-bbox="895 1776 1023 1955">Completions 2006-14</th> <th data-bbox="1023 1776 1153 1955">Specific permitted sites</th> <th data-bbox="1153 1776 1281 1955">Strategic sites</th> <th data-bbox="1281 1776 1412 1955">Remainder to be identified</th> </tr> </thead> <tbody> <tr> <td data-bbox="635 1955 762 2060">Chippenham</td> <td data-bbox="762 1955 895 2060"><u>4510</u></td> <td data-bbox="895 1955 1023 2060"><u>1020</u></td> <td data-bbox="1023 1955 1153 2060"><u>815</u></td> <td data-bbox="1153 1955 1281 2060">2400*</td> <td data-bbox="1281 1955 1412 2060"><u>275</u></td> </tr> </tbody> </table>	Area	Requirement 2006-26	Housing already provided for		Housing to be identified				Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified	Chippenham	<u>4510</u>	<u>1020</u>	<u>815</u>	2400*	<u>275</u>
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	240 - 252	Templates Appendix	<table border="1" data-bbox="635 181 1417 468"> <tr> <td>Town</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Area</td> <td><u>580</u></td> <td><u>180</u></td> <td><u>99</u></td> <td>0</td> </tr> <tr> <td>Community area Total</td> <td><u>5090</u></td> <td><u>1199</u></td> <td><u>914</u></td> <td>2400*</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><u>576</u></td> </tr> </table> <p data-bbox="635 539 1107 577">[Delete Chippenham templates]</p>	Town					Community Area	<u>580</u>	<u>180</u>	<u>99</u>	0	Community area Total	<u>5090</u>	<u>1199</u>	<u>914</u>	2400*					<u>576</u>
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MM 37	88	Core Policy 11 Paras 2 and 4, 5	<p>...</p> <p><u>Over the plan period (2006 to 2026), 6 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including:</u></p> <p>...</p> <p>...</p> <p>Over the plan period (2006 to 2026), <u>at least 1,200 approximately 1395 new</u> homes will be provided, of which 1,240 <u>about 1,220</u> should occur at Corsham. <u>Approximately 140 175</u> homes will be provided in the rest of the community area. There will be no strategic housing sites allocated in Corsham. Non-strategic development <u>Growth</u> in the Corsham Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p>Development proposals in the Corsham Community Area will need to demonstrate how <u>the relevant</u> these issues and considerations listed in paragraph 5.59 will be addressed.</p> <p>...</p>																				
MM 38	66	Para 5.59 bullet 4 & 11	<ul style="list-style-type: none"> • there are opportunities for some additional comparison retail in Corsham to help to more effectively meet the needs of local residents and help reduce trips by car to other destinations. However, there is no scope for any additional convenience retail provision in the town, <u>should focus on qualitative improvements and will only be appropriate if a suitably located site is available</u> <p>...</p> <ul style="list-style-type: none"> • all development <u>will</u> be planned and delivered in accordance with Wiltshire Council guidance to maintain the integrity of the Bath 																				

			<p>and Bradford-on-Avon Bats Special Area of Conservation (SAC): <u>having particular regard to the Wiltshire Bats SAC Guidance.</u></p> <p>Additional text: <u>The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Corsham Community Area this includes the Cotswolds Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u></p>			
MM 39	55	Core Policy 8	<p>...</p> <p>Over the plan period (2006 to 2026), at least 1,380 <u>approximately 1,605</u> new homes will be provided, of which 1,240 <u>about 1,440</u> should occur at Calne and 140 <u>approximately 165</u> homes will be provided in the rest of the community area. There will be no strategic housing sites allocated in Calne. Non-strategic development. <u>Growth</u> in the Calne Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p><u>Over the plan period, 6 hectares of employment will be provided, including:</u></p> <table border="1" data-bbox="635 1173 1401 1391"> <tr> <td><u>Land East of Beversbrook Farm and Porte Marsh Industrial Estate</u></td> <td><u>Saved North Wiltshire District Plan Allocation</u></td> <td><u>3.2 hectares</u></td> </tr> </table> <p>Development proposals in the Calne Community Area will need to demonstrate how those <u>the relevant</u> issues and considerations listed in paragraph 5.42 will be addressed.</p> <p>Targets: See housing and employment numbers above; Reduction in local unemployment figures. Monitoring and Review: AMR housing completions, NOMIS official labour market statistics. Delivery Responsibility: Wiltshire Council, developers.</p>	<u>Land East of Beversbrook Farm and Porte Marsh Industrial Estate</u>	<u>Saved North Wiltshire District Plan Allocation</u>	<u>3.2 hectares</u>
<u>Land East of Beversbrook Farm and Porte Marsh Industrial Estate</u>	<u>Saved North Wiltshire District Plan Allocation</u>	<u>3.2 hectares</u>				
MM 40	52	Para 5.41	<p>The strategy for Calne will help to maintain the economic base in the town with mixed growth of employment alongside housing, thus improving the self-containment of the settlement. <u>The strategy will respond to the Community Area's location (in</u></p>			

	53	Para 5.42	<p><u>full or part) within a national designated landscape. In Calne Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u></p> <p>Additional bullet point:</p> <p><u>an AQMA has been declared in the town and there are local concerns that development sites will exceed the mandatory limits set by European Directive 2008/50. Measures to improve air quality in Calne must be considered.</u></p>
MM 41	69	Para 5.64	<p>Add to paragraph: <u>The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Devizes Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u></p>
MM 42	73	Core Policy 12	<p>Large Villages: Bromham, Great Cheverell, Potterne, Rowde, Urchfont, West Lavington/Littleton Pannell and Worton Small Villages: All Cannings, Bishop Cannings, Easterton, Erlestoke, Great Cheverell Echillhampton and Marston.</p> <p>The following Principal Employment Areas will be supported in accordance with Core Policy 35: Banda Trading Estate, Folly Road, Hopton Industrial Estate, Hopton Park, Le Marchant Barracks, Mill Road, Nursted Industrial Estate and Police Headquarters.</p> <p><u>Over the plan period (2006 to 2026) 9.9 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including:</u> </p> <p>The strategic employment allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should be in accordance with the Development Templates shown by Appendix A.</p> <p>Over the plan period (2006 to 2026) approximately</p>

			<p>2500, at least 2,150 new homes will be provided of which about 2010 <u>1,730</u> should occur at Devizes. <u>Approximately 490</u>20 homes will be provided in the rest of the community area. <u>Growth</u> in the Devizes Community Area may consist of a range of sites in accordance with Core Policies <u>1 and 2</u>. If required, non strategic sites within the community area will be identified through either a neighbourhood plan or a site allocation Development Plan Document (DPD).</p> <p>Development proposals in the Devizes Community Area will need to demonstrate how those <u>the relevant</u> issues and considerations listed in paragraph 5.65 will be addressed.</p> <p>Targets: See housing and employment numbers above, reduction in local unemployment figures. Monitoring and Review: AMR housing completions, NOMIS official labour market statistics. Delivery Responsibility: Wiltshire Council, developers.</p>
MM 43	75	Para 5.69	<p>Additional text</p> <p><u>..... The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Malmesbury Community Area this includes the Cotswolds Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u></p>
MM 44	78	Core Policy 13	<p><u>Over the plan period (2006 to 2026) 5ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including;</u></p> <p>....</p> <p>....</p> <p>Over the plan period (2006 to 2026), <u>approximately at least 1,200</u> <u>1,395</u> new homes will be provided of which <u>about 760</u> <u>885</u> should occur at Malmesbury. <u>Approximately 510</u> 440 homes will be provided in the rest of the community area. There will be no strategic housing sites allocated in Malmesbury. Non-strategic development <u>Growth</u> in the Malmesbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p>Development proposals in the Malmesbury Community Area will need to demonstrate how <u>the</u></p>

			<p><u>relevant these</u> issues and considerations listed in paragraph 5.70 will be addressed.</p>
MM 45	83	Core Policy 14	<p>...</p> <p><u>Over the plan period (2006 to 2026) 3 ha of new employment land (in addition to that delivered or committed at April 2011)</u></p> <p>Over the plan period (2006 to 2026), at least 850 <u>approximately 920</u> new homes will be provided of which about 610 <u>680</u> should occur at Marlborough, including land identified to the west of Salisbury Road for strategic growth.</p> <p><u>Approximately 240</u> homes will be provided in the rest of the community area. Non-strategic development <u>Growth</u> in the Marlborough Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p>Development proposals in the Marlborough Community Area will need to demonstrate how <u>the relevant these</u> issues and considerations listed in paragraph 5.75 will be addressed</p> <p>Deleted Targets: See housing and employment numbers above, reduction in local unemployment figures. ¶</p> <p>Monitoring and Review: AMR housing completions, NOMIS official labour market statistics. ¶</p> <p>Delivery Responsibility: Wiltshire Council, developers. Wiltshire Council, developers and town and parish councils through community-led planning processes such as neighbourhood planning.</p>
	80	Para 5.74	<p>Additional text</p> <p>...</p> <p><u>The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Marlborough Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u></p>
	81	Para 5.75	<p>...</p> <p>the outstanding universal value of the World</p>

		Bullet 8	Heritage Site will be protected from inappropriate development both within the Site and in its setting <u>so as to sustain its OUV</u> in accordance with Core Policy 59 ...			
MM 46	88	Core Policy 15	Spatial Strategy: Melksham Community Area Development in the Melksham Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1. Market Towns: Melksham <u>and Bowerhill village</u> Large Villages: Atworth, Seend, Semington, Shaw / Whitley and Steeple Ashton. Small Villages: Beanacre, Berryfield, Broughton Gifford, Bulkington, <u>Great Hinton</u> , Keevil, Poulshot and Seend Cleeve.			
MM 47	88	Core Policy 15	... <u>Over the plan period (2006 to 2026), 6 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:</u> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Hampton Business Park</td> <td style="width: 33%;">Saved West Wiltshire District Plan Allocation</td> <td style="width: 33%;">Up to 6 hectares</td> </tr> </table> Over the plan period at least 2,040 approximately 2,370 new homes will be provided of which 1,930 about 2240 should occur at Melksham. 110- Approximately 130 homes will be provided in the rest of the community area. There will be no strategic housing sites allocated within- Growth in the Melksham Community Area. Non-strategic development in the Melksham Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2. Development proposals in the Melksham Community Area will need to demonstrate how those <u>the relevant</u> issues and considerations listed in paragraph 5.80 will be addressed.	Hampton Business Park	Saved West Wiltshire District Plan Allocation	Up to 6 hectares
Hampton Business Park	Saved West Wiltshire District Plan Allocation	Up to 6 hectares				
MM 48	94	Core Policy 17	... <u>Over the plan period (2006 to 2026) 3 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including:</u> <u>There are no Principal Employment Areas in the</u>			

		nt Templates	
MM 51	106	Para 5.109	Amend 7 th bullet point development in the vicinity of the River Avon (Hampshire) must protect the habitats, species and processes which maintain <u>incorporate appropriate measures to ensure that it will not adversely affect the integrity of the Special Area of Conservation those Natura 2000 sites.</u>
MM 52	98	Core Policy 18	... Over the plan period <u>2006 to 2026</u> 2 ha of <u>new employment land (in addition to that delivered or committed at April 2011)</u> will be provided <u>including:</u> <u>Land at Marlborough Road, Pewsey Saved Kennet Local Plan Allocation 1.66 ha</u> At least <u>Approximately</u> 600 new homes will be provided in the community area. There will be no strategic housing or employment sites allocated in the Pewsey Community Area. Non-strategic development <u>Growth</u> in the Pewsey Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2. Development proposals in the Pewsey Community Area will need to demonstrate how <u>the relevant</u> these issues and considerations listed in paragraph 5.92 will be addressed.
MM 53	95	Para 5.91	Additional text: ... <u>The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Pewsey Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u>
MM 54	95	Para 5.92 Bullet points 4 and 5	development in the vicinity of the River Avon (Hampshire) or Salisbury Plain <u>Special Areas of Conservation</u> must protect the habitats, species and processes which maintain the integrity of these Special Areas of Conservation <u>incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites</u> development which increases with the potential to

			<p>increase recreational pressure upon the Salisbury Plain Special Protection Area will not be permitted unless proportionate contributions are made to offset impacts through the Wessex Stone Curlew Project towards the maintenance of the Stone Curlew Management Strategy which is designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the SPA</p>
MM 55	103	Core Policy 19	<p>... <u>Over the plan period (2006 to 2026) 5ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including;</u></p> <p>Land to the West of Templars Way Saved North Wiltshire District Plan Allocation 3.7 ha <u>Brickworks, Purton Saved North Wiltshire District Plan Allocation 1.0 ha remaining</u></p> <p>Over the plan period (2006 to 2026), at least 1,250 <u>approximately 1,455</u> new homes will be provided of which about 920 <u>1070</u> should occur at Royal Wootton Bassett. Approximately 330 <u>385</u> homes will be provided in the rest of the community area. There will be no strategic housing sites allocated in Royal Wootton Bassett or Cricklade. Non-strategic development <u>Growth</u> in the Royal Wootton Bassett and Cricklade Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p>Development proposals in the Royal Wootton Bassett and Cricklade Community Area will need to demonstrate how <u>the relevant</u> these issues and considerations listed in paragraph 5.99 will be addressed.</p>
MM 56	99	Para 5.98 Para 5.99 bullet point 4	<p>Additional text: ... <u>The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Royal Wootton Bassett and Cricklade Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u></p> <p><u>Royal Wootton Bassett currently loses m</u> Main food shopping trips to neighbouring towns. from Royal Wootton Bassett are currently lost to neighbouring towns, including Calne and so the development of</p>

			<p><u>Although there is no quantitative need for additional convenience retail in the town additional floorspace may be appropriate if a suitable site is identified. This would to address qualitative need and improve the retention of convenience trade in the town if a suitable site is identified and its overall vitality</u></p> <p><u>There is limited capacity for up to 400 sqm of comparison retail in the town.</u></p>
MM 57	119	Core Policy 24	<p>.... Winterbourne, <u>Laverstock and Ford</u>, Lopcombe Corner...</p> <p>...</p> <p>Over the plan period (2006 to 2026) at least 555 <u>Approximately 615</u> new homes will be provided of which 190 should occur at Downton. About 365 425 homes will be provided in the rest of the community area. There will be no strategic housing sites allocated within the Southern Wiltshire Community Area. Non-strategic development <u>Growth</u> in the Southern Wiltshire Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p>Development proposals in the Southern Wiltshire Community Area will need to demonstrate how <u>the relevant</u> these issues and considerations listed in paragraph 5.126 will be addressed.</p>
MM 58	116	Para 5.125	<p>Additional text:</p> <p><u>The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Southern Wiltshire Community Area this includes the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u></p>
	117	Para 5.126	<ul style="list-style-type: none"> the New Forest National Park is an important resource and so protecting the natural environment is a priority. The Core Strategy sets a policy framework to prevent detrimental impacts on the park from neighbouring development-control development in neighbouring areas to the park from having a detrimental impact, and where such d. <u>Development that would increase recreational pressures must not adversely affect upon the Natura 2000 designations of the New Forest, and</u>

			<p>must contribute to mitigation will be required through the implementation of the Recreation Management Strategy. Development within the park area will be subject to a separate core strategy as described above</p> <ul style="list-style-type: none"> • ongoing protection and enhancement of the Stone Curlew and calcareous grassland habitat at Porton Down must be secured through the implementation of an Integrated Business and Ecological<u>Environmental</u> Management Strategy<u>system</u>, to effectively mitigate <u>avoid</u> potentially adverse impacts of from further development at the site <u>maintaining the integrity of the Natura 2000 designations</u> • development in the vicinity of the River Avon (Hampshire) must protect the habitats, species and processes which maintain <u>incorporate appropriate measures to ensure that it will not adversely affect</u> the integrity of this Special Area of Conservation • Development within the <u>community area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics</u> will need to give particular attention to the preservation of the character and scenic quality of the environment. Where proposals come forward emphasis will be placed on their scale, location, siting, design, materials and landscaping. Where possible, proposals should aid the delivery of the AONB Management Plan. Development within and adjoining the AONB should have regard to the AONB Landscape Character and Historic Landscape Character Assessments.
MM 59	124	Core Policy 26	<p><u>Over the plan period (2006 to 2026) 12ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including:</u></p> <p>...</p> <p>...</p> <p>Over the plan period (2006 to 2026), at least 1,900 <u>approximately 1, 920</u> new homes will be provided of which <u>about 1,750</u> should occur at Tidworth and Ludgershall, including land identified at Drummond Park (MSA Depot) Ludgershall for strategic growth. Drummond Park (MSA) Depot 475 dwellings</p> <p>The strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should be in accordance with the</p>

	121	Para 5.136	<p>development template shown by Appendix A. and approximately <u>Approximately</u> 170 homes will be provided in the rest of the Community Area Non strategic development Growth in the Tidworth Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p>Development proposals in the Tidworth Community Area will need to demonstrate how <u>the relevant</u> these issues and considerations listed in paragraph 5.137 will be addressed.</p> <p>Additional text</p> <p>...</p> <p><u>The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Tidworth Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u></p>
MM 60	129	Core Policy 27	<p>...</p> <p>Over the plan period (2006 to 2026) 1.4 ha of <u>new employment land (in addition to that delivered or committed at April 2011)</u> will be provided, including:</p> <p>Hindon Lane, Tisbury Saved Salisbury District Plan allocation 1.4 ha employment</p> <p>Over the plan period (2006 to 2026), <u>at least approximately</u> 420 new homes will be provided, of which <u>about</u> 200 should occur at Tisbury and <u>approximately 220</u> 200 homes will be provided in the rest of the community area. There will be no strategic housing sites allocated in the Tisbury Community Area. Non-strategic development Growth in the Tisbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p>Development proposals in the Tisbury Community Area will need to demonstrate how these <u>the relevant</u> issues and considerations listed in paragraph 5.143 will be addressed.</p>
	126	Para 5.142	<p><u>Additional text:</u></p> <p>...</p> <p><u>The strategy will respond to the Community Area's</u></p>

			<p>Small Villages: West Ashton and Yarnbrook.</p> <p>The following Principal Employment Areas will be supported in accordance with Core Policy 35: Canal Road Industrial Estate, White Horse Business Park, West Ashton Road, Bryer Ash Business Park and Bradford Road.</p> <p>Over the plan period (2006 to 2026), 25 ha employment land <u>(in addition to that delivered or committed at April 2011) and at least approximately 7,000</u> 6000 new homes will be provided within the Community Area, <u>of which 5,860 dwellings should occur at Trowbridge. At Trowbridge approximately 5,860 dwellings will be delivered and will involve an area for strategic growth including land identified to the south east of Trowbridge the town (Ashton Park), which extends towards the A350 to the south and the railway line to the west for strategic growth. An additional 950 dwellings will then be developed at the town only once improved secondary school provision is in place toward the end of the plan period and there has been a further assessment of effects on protected bat species and their habitats to ensure they are properly safeguarded.</u> of which 5,860 dwellings should occur at Trowbridge, including land identified to the south east of Trowbridge, which extends towards the A350 to the south and the railway line to the west, for strategic growth</p> <p>West Ashton Road Saved West Wiltshire District Plan Allocation 10 ha</p> <table data-bbox="651 1704 1382 1861"> <tr> <td>Ashton Park Urban Extension</td> <td>15 ha</td> <td>2,600 dwellings</td> </tr> <tr> <td></td> <td>2600 dwellings</td> <td></td> </tr> </table> <p>The strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the</p>	Ashton Park Urban Extension	15 ha	2,600 dwellings		2600 dwellings	
Ashton Park Urban Extension	15 ha	2,600 dwellings							
	2600 dwellings								

			<p>developer and should deliver any requirements as set out in the development templates as shown by Appendix A. <u>Further land for housing development at Trowbridge will be identified in the Housing Site Allocations DPD. Greenfield housing sites in addition to the strategic sites will only be permitted once improved secondary school provision has been delivered as a result of the Ashton Park urban extension. Any proposals which are likely to have an unavoidable adverse effect on a Natura 2000 site will not be taken forward.</u></p> <p>At least Approximately 150 <u>165</u> homes will be provided in the rest of the community area over the plan period. Non-strategic development Growth in the Trowbridge Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p>Development proposals in the Trowbridge Community Area will need to demonstrate how <u>the relevant</u> these issues and considerations listed in paragraph 5.147 will be addressed.</p> <p>...</p>
MM 63	262	Appendix A Ashton Park, Key objectives	To deliver a high quality, sustainable and mixed use urban extension providing 40% <u>30%</u> affordable housing and a suitable mix of housing in line with Core Policies 45 and 46.
MM 64	132	Paragraph 5.147	<p>Additional last 3 bullet points</p> <p><u>A more detailed Strategic Flood Risk Assessment (Level 2) is needed to provide a robust understanding of flood risk and inform decisions about the town's growth and appropriate selection of sites for development. Such work would consider all aspects of flood risk and, where practicable, the scope of the assessment should be agreed with the Council and Environment Agency.</u></p> <p><u>Development proposals should consider and seek to deliver appropriate measures to ensure that potentially harmful recreational pressures upon woodland sites to the south east of Trowbridge are avoided in the first instance and / or mitigated against.</u></p> <p><u>Woodland sites to the south east of Trowbridge support a breeding population of Bechstein bats, associated with Bath and Bradford on Avon Bats</u></p>

			<u>SAC. All development will be required not to adversely affect this designation and to ensure that connectivity with the SAC is maintained, having particular regard to the Wiltshire Bats SAC Guidance</u>
MM 65	142	Paragraph 5.154	Additional text: ... <u>The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Warminster Community Area this includes the Cranborne Chase and West Wiltshire Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u>
		5.155	Amended and additional bullet points: Development in the vicinity of the River <u>Avon</u> (Hampshire) or Salisbury Plain must <u>incorporate appropriate measures to ensure that it will not adversely affect protect the habitats, species and processes which maintain the integrity of these Special Areas of Conservation Natura 2000 sites</u> <u>A more detailed Strategic Flood Risk Assessment (Level 2) is needed to provide a robust understanding of flood risk and inform decisions about the town's growth and appropriate selection of sites for development . The strategic allocation can be delivered in advance of the result of this assessment. Such work should consider all aspects of flood risk and, where practicable, the scope of the assessment should be agreed with the Council and Environment Agency.</u> <u>All development will be required to maintain the integrity of the Bath and Bradford Bats Special Area of Conservation (SAC), having particular regard to the Wiltshire Bats SAC Guidance</u> <u>A more detailed Strategic Flood Risk Assessment (Level 2) is needed to provide a robust understanding of flood risk and inform decisions about the town's growth and appropriate selection of sites for development. The strategic allocation can be delivered in advance of the result of this assessment. Such work should consider all aspects of flood risk and, where practicable, the scope of the assessment should be agreed with the Council and Environment Agency</u>

MM 66	146	Core Policy 31	<p>...</p> <p>Over the plan period (2006 to 2026), 6 ha of new employment land (in addition to that already delivered or committed <u>at April 2011</u>) and <u>at least 1,770</u> approximately 2,060 new homes will be provided. Of these <u>about 1,920</u> 1,650 dwellings should occur at Warminster, including land identified to the west of Warminster, between the existing built form and the A350 for strategic growth.</p> <p>...</p> <p>...</p> <p><u>Approximately 140</u> 120 homes will be provided in the rest of the community area. Non-strategic development <u>Growth</u> in the Warminster Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p>Development proposals in the Warminster Community Area will need to demonstrate how the relevant those issues and considerations listed in paragraph 5.155 will be addressed.</p>
MM 67	266 267	Appendix A	<p>Update Development Template</p> <p>Key Objectives: To deliver a high quality mixed use urban extension providing <u>30%</u> 40% affordable housing and a suitable mix of housing in line with Core Policies 45 and 46. Development that is integrated with the existing town ...</p> <p>Physical Requirements (2nd bullet) <u>Flood risk assessment required to ensure that development is not encroaching within Flood Zones 2 or 3 and to inform the sequential test.</u> A Surface Water Management Planning process</p> <p>Ecology (final bullet) <u>Financial contributions towards the Stone Curlew Management Strategy designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the Salisbury Plain Special Protection Area</u> Financial contributions towards the Stone Curlew conservation project required to offset recreational impacts upon the Salisbury Plain Special Protection Area</p> <p>Archaeology and Historical Interest (new bullet)</p>

			<u>The master plan and detailed scheme design must have regard to the setting to Cley Hill Scheduled Ancient Monument</u>
MM 68	152	Core Policy 32	<p>...</p> <p><u>Over the plan period (2006 to 2026) 18.5ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including:</u></p> <p>...</p> <p>...</p> <p>Over the plan period (2006 to 2026), at least 1,390 <u>approximately 1,615</u> new homes will be provided, of which <u>about 1,500</u> 1,290 should occur at Westbury, including land identified at Station Road for strategic growth. ...</p> <p>...</p> <p><u>Approximately 115</u> 400 homes will be provided in the rest of the community area. Non-strategic development <u>Growth</u> in the Westbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.</p> <p>Development proposals in the Westbury Community Area will need to demonstrate how <u>the relevant</u> these issues and considerations listed in paragraph 5.163 will be addressed.</p>
MM 69	272	Appendix A	<p>Update Development Template</p> <p>To deliver a high quality mixed use urban extension providing 40%-30% affordable housing and suitable mix of housing in line with Core Policies 45 and 46.</p>
MM 70	148	Paragraph 5.163 New bullet point	<ul style="list-style-type: none"> • <u>the strategic allocation at Station Road will be progressed in line with the principles of the development template set out in Appendix A. If necessary and in order that the objectives of the Core Strategy are secured, this will be subject to early review and amendment through a formal planning process such as the Sites Allocation DPD</u>
MM 71	149	Paragraph 5.163 Amend bullet points	<ul style="list-style-type: none"> • development in the vicinity of Salisbury Plain must protect the habitats, species and processes which maintain the integrity of the Special Area of Conservation, while development <u>with potential to increase</u> which recreational pressure upon the <u>Salisbury Plain</u> Special Protection Area will not be required to provide permitted unless proportionate contributions <u>towards the</u>

			<p><u>maintenance of the Stone Curlew Management Strategy designed to avoid adverse effects upon the integrity of the Stone Curlew population as a designed feature of the SPA are made to offset impacts through the Wessex Stone Curlew Project</u></p> <ul style="list-style-type: none"> • <u>all development will be required to maintain the integrity of the Bath and Bradford Bats Special Area of Conservation (SAC), having particular regard to the Wiltshire Bats SAC Guidance.</u>
MM 72	330	Appendix D	<p>Amend reference in section:</p> <p>West Wiltshire District Plan 1st Alteration – Adopted June 2004</p> <p>...</p> <p>T1a Westbury Bypass Package Continue to save <u>Replaced by CP66 (Strategic Road Network)</u></p>
MM 73	157	Core Policy 33	<p>...</p> <p>At least 220 <u>Approximately 255</u> new homes will be provided in the community area. There will be no strategic housing or employment sites allocated in the Wilton Community Area. Non-strategic development <u>Growth</u> in the Wilton Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2. ...</p> <p>Development proposals in the Wilton Community Area will need to demonstrate how <u>the relevant</u> these issues and considerations listed in paragraph 5.171 will be addressed.</p>
MM 74	155	Paragraph 5.171 Final bullet	<p>...</p> <p>development in the vicinity of the River Avon (Hampshire) or Prerscombe Down must <u>incorporate appropriate measures to ensure that it will not adversely affect</u> protect the habitats, species and processes which maintain the integrity of those Special Areas of Conservation. <u>Natura 2000 sites.</u></p>
		Paragraph 5.170	<p>Additional text:</p> <p><u>The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Wilton Community Area this includes the Cranborne Chase and West Wiltshire Downs AONB. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u></p>
MM 75	220	Core Policy	...

		64	<p>iv. <u>smarter choices measures – appropriate smarter choices measures (e.g. travel plans, personalised travel planning, car sharing, and information and marketing campaigns) will be developed to influence people’s travel behaviour towards more sustainable travel options.</u></p> <p>...</p>
MM 76	221	Core Policy 65	<p>Movement of Goods</p> <p>The council and its partners will seek to achieve a sustainable freight distribution system which makes the most efficient use of road, rail and water networks. In particular:</p> <p>i. developments which generate large volumes of freight traffic or involve the movement of bulk materials should make use of rail or water transport for freight movements wherever practical</p> <p>ii. where carriage of freight by rail and water is not realistic, encouragement will be given for Heavy Goods Vehicle (HGVs) traffic to use those roads where a minimum of community and environmental impacts will occur, principally the advisory freight network. Where problems caused by HGVs making unnecessary and undesirable use of routes are identified (other than on advisory freight routes), freight management measures will be considered <u>the provision of intermodal and other rail freight terminals in suitable areas will be supported and land required for realistically deliverable proposals will be protected from inappropriate development</u></p> <p>iii. overnight lorry parking should be provided in the vicinity of the advisory freight network, either where demand can be demonstrated or to alleviate nuisance caused in local communities iv. the provision of intermodal and other rail freight terminals in suitable areas will be supported and land required for realistic proposals will be protected from inappropriate development, iv. where carriage of freight by rail and water is not realistic, encouragement will be given for Heavy Goods Vehicles (HGV's) traffic to use those roads where a minimum of community and environmental impacts will occur, principally the advisory freight network. Where problems caused by HGVs making unnecessary and undesirable use of routes are identified (other than on advisory freight routes), freight management processes will be employed</p> <p>Paragraph</p> <p>The way in which an efficient and flexible freight</p>

		6.163	<p>distribution system supports economic vibrancy and growth cannot be at the expense of local communities or the environment. The council recognises this and takes seriously the need to achieve a more sustainable distribution of freight that balances the needs of the economy, local communities and the environment. <u>As part of this approach, realistic proposals (i.e. proposals where the need for intervention has been established and which are feasible, affordable, financially sound, and publicly acceptable) for intermodal and other rail freight terminals will be supported and protected from inappropriate development. Further details on the Council's approach to freight management are contained in the Wiltshire Local Transport Plan 2011-2016 Freight Strategy.</u></p>
MM 77	223	Core Policy 66	<p>Strategic Transport Network</p> <p>Work will be undertaken in conjunction with the Highways Agency, Network Rail, transport operators, <u>neighbouring authorities</u> and other agencies, that will seek to develop and improve the strategic transport network to support the objectives and policies in the core strategy and local transport plan.</p> <p>The strategic transport network is shown on the key diagram and includes:</p> <ol style="list-style-type: none"> 1) the national primary route network (<u>including the strategic road network</u>) 2) the strategic advisory freight route network 3) the rail network 4) <u>the strategic bus network</u> <p>In particular, the strategic transport network along the A350 corridor will be maintained, managed and selectively improved to <u>assist employment support development</u> growth at Chippenham, Melksham, Trowbridge, Westbury and Warminster.</p> <p>The following improvements to enhance the strategic network will be progressed.</p> <ol style="list-style-type: none"> i. The A350 national primary route at Yarnbrook/West Ashton will be improved. The improvement works necessary will be identified through further study work <u>including detailed bat survey information on Annex II species. The design and layout of any such improvements will ensure that important commuting routes for Annex II species are protected.</u> ii. The development and/or improvement of the following railway stations will be promoted and encouraged.

		<p>a. Corsham railway station. b. Melksham railway station. c. Royal Wootton Bassett railway station. d. <u>Westbury rail station</u></p> <p><u>The land required for these and other realistic proposals on the strategic transport network which support the objectives and policies in the Core Strategy will be protected from inappropriate development. Other potential rail improvements will be considered in association with relevant partners. Any proposals which are likely to have an unavoidable adverse effect on a Natura 2000 site will not be taken forward.</u></p>
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1 Introduction

A strategy focused on delivering stronger, more resilient communities

- 1.1 The vision for Wiltshire is to create stronger, more resilient communities¹. This is all about people and places, fostering a sense of community belonging and self-sufficiency where communities can solve problems locally with the support of the public sector and partner bodies and organisations. The Wiltshire Core Strategy sets out a flexible and realistic framework within which local communities can work. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies and proposals contained within this strategy, taken as a whole, constitute what sustainable development in Wiltshire means in practice for land use planning.
- 1.2 The underpinning idea of the strategy is to strengthen communities, wherever possible, by maintaining and increasing the supply of jobs to ensure that Wiltshire remains strong and prosperous. The underlying principles of the strategy seek to manage future development to ensure that communities have an appropriate balance of jobs, services and facilities and homes. The strategy recognises that previous growth hasn't always been delivered in a proportionate manner whereby housing is delivered in settlements where there are insufficient employment opportunities leading to out commuting. Perhaps the key message from our communities during the preparation of this document was that whilst there was the understanding of the need for new homes there was little appetite for more homes, without the imbalance in local jobs and the infrastructure required to support growth, being addressed. The strategy therefore seeks to redress this imbalance and support a more sustainable pattern of development within Wiltshire.
- 1.3 There are a number of key principles which underpin the strategy to help build more resilient communities, as follows.
- Providing for the most sustainable pattern of development that minimises the need to travel and maximises the potential to use sustainable transport.
 - Creating the right environment to deliver economic growth, delivering the jobs Wiltshire's population needs locally, and taking a flexible and responsive approach to employment land delivery.
 - Managing development to ensure that jobs and the right infrastructure are delivered at the right time to ensure that out commuting, in particular to areas outside of Wiltshire, is not increased and development does not have a detrimental impact on infrastructure.
 - Working towards lowering Wiltshire's carbon footprint through the appropriate location of development, and through renewable energy and sustainable construction.
 - Protecting and planning for the enhancement of the natural, historic and built environments, including maintaining, enhancing and expanding Wiltshire's network of green infrastructure to support the health and wellbeing of communities.
 - Providing high quality, well designed development, and ensuring full local community involvement in planning for significant new proposals.
 - Providing the framework to deliver appropriate community-led planning policy documents, including neighbourhood plans.

¹ Wiltshire Community Plan 2011 – 2026: People, places and promises

A strategy that underpins a policy-led framework for facilitating sustainable, long term growth

New The Core Strategy sets out the strategic vision for delivering sustainable growth over the period up to 2026. However, it is not the only development plan document in the planning policy framework for Wiltshire. The council is committed to bringing forward a suite of plans designed to support the Core Strategy which collectively deliver the aspirations for growth across Wiltshire.

New The Local Development Scheme includes a commitment to delivering site allocations plans for Chippenham and wider Wiltshire. These plans will address issues relating to housing delivery to ensure a surety of supply throughout the plan period in accordance with national policy; and help to compliment Neighbourhood Planning.

A strategy which places an emphasis on economic growth as the driving force behind meeting our objectives

1.4 Planning for job growth and meeting the needs of business are central to this Strategy. This plan puts in place policies which will help both attract new inward investment and help existing business meet their aspirations in Wiltshire, as well as providing the right environment for business start-ups. This will be achieved by ensuring new land is identified for job growth, allowing for redevelopment of outdated premises, safeguarding a range of employment sites to allow for choice and making sure that potential barriers to investment, such as inadequate infrastructure, are overcome. In addition, specific policies have been put in place to support the regeneration of Salisbury, Trowbridge and Chippenham through town centre regeneration, as well as recognition being given to the importance of the market towns and rural communities. Specific policies have been framed to support the changing role of the Military in Wiltshire.

1.5 Underpinning this strategy is the delivery of resilient communities; to be achieved through enhancing the economy in order to help secure a greater level of self containment in settlements and provide the jobs locally that Wiltshire's communities need. This is an economic led strategy.

1.6 By creating certainty and choice through land allocation, the strategy seeks to help capitalise on Wiltshire's pivotal location for growth and help facilitate delivery of the aims of the Swindon and Wiltshire Local Enterprise Partnership² which are as follows.

- 10,000 new private sector jobs created across Wiltshire and Swindon.
- Safeguarding of 8,000 jobs within existing business base.
- Achieving 91% coverage of super fast broadband.
- Using planning powers to build a supportive economic environment.
- Delivering regeneration in our primary population centres of Chippenham, Trowbridge and Salisbury.
- Allocation of strategic employment sites. Reduction in CO2 emissions.
- Delivering resilient rural communities.
- Targeting growth in the tourism sector.

² The Swindon and Wiltshire Local Enterprise Partnership Proposal 2011, page 2, Executive Summary

A strategy which provides a framework for localism

- 1.7 The Core Strategy gives communities a solid framework within which appropriate community-led planning policy documents, including neighbourhood plans can be brought forward and communities themselves can decide how best to plan locally. Neighbourhood plans are required to be in conformity with the Core Strategy and can develop policies and proposals to address local place-based issues. In this way the Wiltshire Core Strategy provides a clear overall strategic direction for development in Wiltshire, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate. Neighbourhood plans will form part of the development plan for Wiltshire, alongside, but not as a replacement for, the Wiltshire Core Strategy. The relationship between the Wiltshire Core Strategy and any community-led planning policy documents which may come forward is illustrated below. The community-led planning policy documents can include neighbourhood plans, neighbourhood development orders and community right to build. However, neighbourhood planning is optional, not compulsory. As such the council will work closely with communities to plan successfully and cost effectively for their areas by helping to identify the approach that best suits the needs of each individual community this may include supplementary guidance in the form of village design statements

[Figure 1.1 Structure of the planning policy framework]

A strategy that will help to deliver the objectives of the Wiltshire Community Plan, other plans and strategies

- 1.8 The Core Strategy provides a spatial expression of the Wiltshire Community Plan 2011-2026: People, places and promises, and will be focused on delivering the three overarching priorities and the 17 key objectives of the Community Plan. The overarching priorities are to help build and protect resilient communities, through:
- Creating an economy that is fit for the future.
 - Reducing disadvantage and inequalities
 - Tackling the causes and effects of climate change.
- 1.9 This Core Strategy sets out policies and proposals that will make an important contribution in delivering these priorities.
- 1.10 The Core Strategy has also been developed using other policies and strategies relating to the area and develops a spatial dimension to these plans and strategies and does not simply repeat them. The relationship between the Core Strategy and other documents is made explicit at relevant points throughout the document. These include:
- National planning policy
 - The Wiltshire Community Plan: People, places and promises
 - The Swindon and Wiltshire Local Enterprise Partnership Proposal
 - Strategies prepared by local communities such as community area plans and parish plans the Salisbury, Trowbridge and Chippenham town centre regeneration programmes
 - Wiltshire's Joint Strategic Assessment
 - Heritage strategies such as Conservation Area Appraisals and the Stonehenge and Avebury
 - World Heritage Site Management Plans

- Strategies relating to specific geographic areas such as management plans for the Areas of Outstanding Natural Beauty
- Forward work programmes of essential infrastructure providers
- Adopted and emerging plans of neighbouring authorities

1.11 The Wiltshire Core Strategy covers the whole of the administrative area of Wiltshire Council, with the exception of the areas within the New Forest National Park and it incorporates the South Wiltshire Core Strategy, thus replacing stand alone versions of that document. The New Forest National Park Management Plan (2010 – 2015) was formally approved by the National Park Authority in December 2009 with the authority's Core Strategy & Development Management Policies DPD adopted in December 2010. These plans cover the whole of the National Park, including the parts of the Park in South Wiltshire, and supersede the New Forest policies within the Salisbury District Local Plan 2003.

1.12 Where indicated, certain policy and supporting text has been incorporated into this document from the adopted South Wiltshire Core Strategy (SWCS). There have been some minor changes made to ensure the effective amalgamation into the wider document. However the amended text is a reflection of the SWCS and the binding inspectors report and for this reason it is unlikely that a subsequent inspector would re-open debate on this policy area, which has already been found sound. Please however please feel free to make comment, on the policy or supporting text.

A strategy that is based on an understanding of the community areas in Wiltshire

1.13 The area covered by the Wiltshire Core Strategy is shown on the map below and the Key Diagram on Page 29.

1.14 There are 18 established community area boards across Wiltshire. Membership of the boards include elected Wiltshire councillors; city, town and parish councillors; police, fire and health services; business community representatives; local community groups; community area partnerships; and young people's groups. They provide opportunities for people to help shape the future of their local area. The area boards are a formal part of Wiltshire Council and work collaboratively to find solutions for local issues including traffic problems, facilities for young people, and affordable housing. Each area board covers a community area shown on the map below, with the exception of the South West Wiltshire Area Board, which covers the three community areas of Mere, Tisbury and Wilton.

A strategy that is based on collaborative working relationships

New The Localism Act 2011 introduces a 'duty to cooperate' which requires local authorities to work with neighbouring authorities and other prescribed bodies in preparing their development plan documents. Section 110 of the Localism Act inserts a new section 33A into the Planning and Compulsory Purchase Act 2004 to bring in this duty. Wiltshire Council has undertaken proper and meaningful discussion with neighbouring authorities and prescribed bodies to inform the policies in this core strategy and to understand the implications of the proposed policies for these organisations. In the earlier stages of plan preparation neighbouring authorities and prescribed bodies were invited to comment at each stage of consultation and their views were taken into consideration in the plan's development. In some instances specific working parties were created as a forum to discuss specific issues. Since the introduction of the 'duty to cooperate' in November 2011 further discussions have taken place to understand better the specific relationships between the many

authorities which abut the council's area (see figure 2.1). Arising from these discussions two forms of relationship have been identified:

1. Strategic cross boundary relationships including those relating to homes, jobs and infrastructure;
2. Locally significant relationships relating to specific areas and land uses for example Cotswold Water Park and North Wessex AONB.

New There is a significant cross border relationship with Swindon Borough Council. Historically it has been proposed that part of Swindon's housing need be met on land to the west of Swindon within Wiltshire. Due to the levels of growth being proposed for Swindon through Swindon Borough Council's emerging Core Strategy there is no longer a need to provide growth on land to the west of Swindon within Wiltshire due to alternative proposals. Should the proposed strategy and level of growth for Swindon change Wiltshire Council and Swindon Borough Council, as cooperating authorities, will continue to discuss the most appropriate strategy for Swindon's future growth. If land to the west of the Swindon area becomes a potential option for growth again appropriate consultation will be undertaken and if necessary the two authorities can pursue a single issue Joint Site Allocations DPD for the area.

[Figure 1.2 Wiltshire's Community Areas]

1.15 Coordinating strategies and plans around the established community areas is central to Wiltshire Council and its partners' commitment to empowering local people to have a greater role in what happens in their local communities. The Core Strategy includes a strategy for each of the community areas of Wiltshire, setting out how it is expected that these areas will change by 2026, and how this change will be delivered. Aligning the Core Strategy with the community areas in this way offers the opportunity for place shaping to be embedded within the local community and the benefits of development to be realised at a local level.

A strategy which will ensure that the most is made of Wiltshire's outstanding environments

1.16 From the North Wessex Downs, to the expanse of Salisbury Plain, from the historic settlements such as Lacock to the World Heritage Site of Stonehenge and Avebury, Wiltshire has one of the richest and most varied natural, historic and built environments to be found across the country. The evidence upon which this strategy is based clearly indicates that the quality of the environment is a key competitive advantage for Wiltshire in terms of attracting investment. While other parts of the country may have more readily available developable land, it is the quality of life that is a key attractor to investment in Wiltshire. Put simply the way that Wiltshire looks, is a key strength and the rich environments and heritage will be managed to act as a catalyst for the realisation of this strategy and not a barrier to it. This means the careful stewardship of our environmental assets so that growth is complimentary and does not erode the very qualities that make Wiltshire so attractive in the first place. The policies later in this strategy will demonstrate how this will be achieved and that the aims of attracting investment and caring for our environments are mutually compatible and that without carefully managed growth many of the opportunities to safeguard and strengthen our environmental assets will be lost.

A strategy based on firm evidence

- 1.17 In order to identify the challenges that Wiltshire faces and also in demonstrating that the proposals in this strategy are deliverable an evidence base has been developed. A detailed collation of this evidence is provided in the series of Topic Papers³, which support this strategy. Reference to the evidence has been indicated through the use of footnotes where ever relevant.
- 1.18 The evidence can be viewed at: www.wiltshire.gov.uk.

³ See Appendix B for list of Topic Papers

2 A spatial portrait of Wiltshire and the key challenges it faces

2.1 Wiltshire Council is one of the largest unitary authorities in England. The authority's area covers approximately 3,255 square kilometres and has a population of approximately 460,000 people. Wiltshire adjoins the higher tier local authorities of Dorset, Somerset, South Gloucestershire, Oxfordshire, West Berkshire, Hampshire, Swindon and Bath and North East Somerset. Wiltshire is a largely rural area encompassing many natural and historic features which make it distinctive, including parts of three Areas of Outstanding Natural Beauty, part of the New Forest National Park, over 16,000 listed buildings, over 240 conservation areas and a World Heritage Site. Wiltshire also includes an element of the Western Wiltshire Green Belt, which protects the openness of the countryside between Bath, Bradford-on-Avon and Trowbridge. The urban area of Swindon, while predominantly within Swindon Borough, has expanded into Wiltshire. Deprivation is generally low and our communities benefit from safe environments. Wiltshire enjoys strong sub regional links and is within commutable distance of London, Bristol, Swindon, South Wales and the south coast.

[Figure 2.1 Wiltshire Context]

Settlements

- 2.2 The largest settlements in Wiltshire are the historic cathedral city of Salisbury in the south, the county town of Trowbridge in the west, and the market town of Chippenham in the north. The city of Salisbury serves a large surrounding rural area. With its cathedral and close proximity to the internationally famous World Heritage Site of Stonehenge, Salisbury is a very popular tourist destination. Trowbridge plays a role as an employment, administration and service centre for the west Wiltshire area, and has good transport links to many nearby settlements, including Bath and Bristol. Chippenham has a busy town centre and, in recent decades, an expanding urban area and is a focus for employment growth due to its proximity and good access to the M4 and rail links. It has direct transport links with Swindon, Bath, Bristol and London.
- 2.3 Aside from these three larger settlements there are also a number of market towns throughout the county. The market towns of Devizes and Marlborough are located in the eastern part of Wiltshire. Devizes is centrally located with an attractive town centre which is well regarded. Marlborough is popular for tourism, shopping and leisure as well as business. Calne, Corsham, Cricklade, Malmesbury and Royal Wootton Bassett in the north of Wiltshire, and Bradford on Avon, Melksham, Warminster and Westbury in the west. Amesbury has an important role as a service centre in the south Wiltshire area, providing a good level of services, shops and jobs, and Downton, Mere, Tisbury, Wilton, are local service centres in this area. The garrison towns of Tidworth and Ludgershall in the east are dominated by the presence of the Army which is the largest local employer.
- 2.4 Wiltshire also contains numerous villages and rural settlements: around half of the people living in Wiltshire live in towns or villages with fewer than 5,000 people, reflecting the rural nature of the county.

Cross border relationships

- 2.5 Wiltshire has important relationships with the surrounding large urban centres of Bath, Bristol, Swindon and Southampton, and lies completely within 115 miles of London. The larger centres provide a wider range of employment, leisure and cultural opportunities than can be found across Wiltshire and result in out-commuting of Wiltshire's residents for work⁴ and leisure activities such as shopping⁵. Evidence also identifies that in some instances workers are commuting into Wiltshire, whilst residing in larger centres such as Bristol and Southampton⁶ and this could be due to cheaper housing and enhanced leisure facilities providing a greater draw. The air and seaports related to these settlements are also widely used by Wiltshire residents.

The six key challenges for Wiltshire

- 2.6 There are six key 'strategic' challenges in Wiltshire that broadly apply across the whole county, which the Core Strategy can assist in addressing. The key challenges set out below form the basis for developing the 'strategic objectives' presented in the next section.

1. Economic development

- 2.7 Reducing levels of out commuting from many of Wiltshire's settlements is perhaps the most important strategic challenge in planning for the future of Wiltshire.
- 2.8 Wiltshire has net out-commuting flows to several employment centres beyond the county boundary. Evidence suggests that pay differentials are a major driver meaning that higher earners commute out of the county to work. Out-commuting may have some beneficial effect on the local economy through income earned outside the area being spent in Wiltshire, but this is far outweighed by the negative impacts on sustainability.
- 2.9 The key challenge is to improve the self-containment of the main settlements, to ensure that there are a range of appropriate employment opportunities available, reflecting the needs of inward investors and Wiltshire's communities. Delivering a good level of local opportunities close to the main centres of population will help reduce the need to commute out of Wiltshire to seek work. An important part of this challenge is to provide the correct amount and type of employment provision to take account of the anticipated levels of growth⁷. It is also necessary to put in place contingency plans to ensure that the loss of major employers can be mitigated as exemplified by the potential closure of MoD establishments, such as the UKLF HQ at Wilton. In this way broadening the employment base and providing choice in the job market for Wiltshire's population is a key element of delivering resilient communities.

2. Climate change

⁴ Table A2.17, appendix 2 of the Roger Tym Workspace and Employment Land Review identifies that 13,339 net residents out commute for work to Swindon, the majority of these being located in the former north Wiltshire area

⁵ Table 4.1, page 35 of the GVA Grimley Town Centre and Retail Study, March 2011 identifies that Swindon, Bath and Southampton have a combined market share of 25.7% across the study area whilst, Chippenham, Salisbury and Trowbridge account for only 14.7%, showing that a high proportion of expenditure is being lost to outside of Wiltshire.

⁶ Table A2.17, appendix 2 of the Roger Tym Workspace and Employment Land Review identifies that 1,852 net workers commute from Bristol to West Wiltshire, whilst 580 net workers commute from Southampton to North Wiltshire.

⁷ Level and type of growth is evidenced in Topic Paper 8, 'Employment', and The Wiltshire Workspace and Employment Land Review, by Roger Tym and Partners, November 2011, Section 5, page 52 onwards.

- 2.10 Climate change is a central issue to be addressed by the Wiltshire Core Strategy. This necessitates both adapting to the consequences of unavoidable climate change and mitigating the causes by reducing greenhouse gas emissions. This strategy offers a significant opportunity to influence greenhouse gas emissions and has an important role in shaping communities that are resilient to the predicted impacts of climate change such as higher temperatures and increased flood risk. The basis of this strategy is to achieve sustainable patterns of development in order to reduce carbon emissions.
- 2.11 The climate in Wiltshire is changing and the challenge is to plan ahead to both mitigate the future consequences and play a meaningful part in trying to reverse the trends. For example, the latest projections indicate that annual mean temperature in the county will rise by between 1.2 and 1.70C by the 2020's (2010 to 2039) and by between 3.1 and 4.10C by the 2080's (2070 to 2099)⁸. Particular vulnerabilities to extreme weather in Wiltshire have been identified and these include: high temperatures/ heat waves; wind; and excessive rainfall/flooding⁹. Wiltshire's per capita carbon emissions are greater than for either the South West or for the UK¹⁰. In 2010, Wiltshire made the second lowest contribution to renewable electricity of all areas in the South West and the lowest contribution for renewable heat¹¹.

3. Providing new homes

- 2.12 There is a challenge to plan for sufficient new homes to be delivered in Wiltshire to address housing requirements. Providing decent and affordable homes to complement the economic growth being promoted is a key challenge to improving the self-containment and resilience of Wiltshire's communities. These new homes will need to be delivered at appropriate sustainable locations and must be supported by necessary improvements to infrastructure. Within a predominantly rural area, with a limited amount of previously developed land for redevelopment¹², the identification of the strategic growth sites to ensure an adequate supply of new homes is also a challenge.
- 2.13 Wiltshire is a desirable place to live and, as the high level of out-commuting shows, it is also within easy reach of a number of large employment centres. A growing population and smaller household sizes are fuelling demand for new homes. Wiltshire also faces considerable inward migration pressures. For the period 1971 to 2001 the percentage increase of households for Wiltshire was higher than both that of the South West and of England as a whole. The type of housing within Wiltshire reflects the rural nature of the area as there is a higher percentage of detached properties than nationally. The gradual deterioration of affordability in Wiltshire has left many residents experiencing difficulty gaining access to the housing market, especially given the low household based income of certain areas. In 2011, the average house costs approximately 7.5 times the annual wage of Wiltshire's workplace employees and the age of the first time buyer is 38¹³. There are currently over 10,000 individuals

⁸ These projections are based on the medium emissions scenario developed by the Intergovernmental Panel on Climate Change (IPCC) and use the United Kingdom Climate Projections 09 (UKCP09) tool developed by the Met Office Hadley Centre. See Climate Change Topic Paper.

⁹ See Climate Change Topic Paper.

¹⁰ Department for Energy and Climate Change (2010). Local and regional CO2 emissions estimates for 2005 - 2008 – Full dataset.

¹¹ Regen SW (2010) – Renewable electricity and heat projects in South West England.

¹² Previously developed land, often called brownfield land, is land that was developed but is now vacant or derelict, and land currently in use with known potential for redevelopment.

¹³ See Strategic Housing Market Assessment.

on the council's housing waiting list, with Chippenham, Trowbridge and Devizes community areas having some of the highest levels of demand¹⁴.

- 2.14 Wiltshire has been one of the fastest growing populations in the country. Since 2001, the level of population growth has been above the national average; however, it is an ageing population which will have implications for the future economic base of the county. By 2026 there will be a higher proportion of the older age groups, including the over 85s. This part of the population is predicted to grow the fastest, by 89.4%, over the next 15 years, and it is also predicted that there will be double the number of older disabled people by 2026¹⁵. It is necessary to both plan for the needs of the ageing population, while also seeking the jobs and homes that can support a more diverse population encouraging economically active and younger people to live in the area.

4. Planning for resilient communities

New Wiltshire is a large and diverse part of the country and the issues and challenges within it vary from place to place. It would be a mistake to develop a strategy which is based on a 'one size fits all' premise. The predominant rural character of Wiltshire means that transport choices to access a range of services are often extremely limited and especially in the more remote rural areas there is a reliance on the private motor car. Identifying the role that Wiltshire's settlements have with regard to the sustainable location of services, jobs and housing is an important consideration in trying to balance the needs of promoting a sustainable pattern of growth with the needs of more rural communities. A key challenge is to ensure that this Core Strategy responds to the distinctive character of specific places throughout Wiltshire and is effectively tailored to addressing their particular sets of problems.

- 2.15 Certain communities within Wiltshire experience social exclusion as a result of their isolation from essential services and facilities. This situation has been exacerbated through the decline in rural facilities which in turn has led to a greater reliance on the private car. Educational achievement within Wiltshire has continued to improve. However, there is a need to improve the level of skills beyond the age of 16 and to retain those skills within local communities.

- 2.16 This strategy will need to include measures that will help to address some of the social issues that affect Wiltshire's communities enabling them to help themselves and improve their quality of life, foster a sense of community belonging, safety, social inclusion and self sufficiency. While this Core Strategy indicates those challenges which will need to be addressed, it will be a further challenge to the communities themselves to work with the council and other partners to produce subsequent planning policy documents which will add detail to the overarching policies on a local basis.

5. Environmental quality

- 2.17 The challenge of safeguarding high quality environments whilst accommodating levels of growth to meet local need is demanding. The Core Strategy will need to ensure that Wiltshire's high quality built and natural environment is adequately protected, and that opportunities to enhance these significant assets are optimised. However it needs to go further and set out a proactive approach through which Wiltshire's rich environments and heritage will be managed to act as a catalyst for the realisation of

¹⁴ On Wiltshire Council Housing Register on 31.12.11.

¹⁵ See Topic Paper 2, Housing, page 25, paragraphs 5.4 to 5.5 and Fig 3.

this strategy and not a barrier to it. This means the careful stewardship of our environmental assets so that growth is complimentary and does not erode the very qualities that make Wiltshire so attractive in the first place. Simply put, a key challenge for the Core Strategy is to set out how protection of these environments will be achieved in a way which supports a positive strategy for growth, as they form the very heart of what Wiltshire has to offer to investors, visitors and the community.

6. Infrastructure

2.18 The Core Strategy will endeavour to ensure that adequate services and infrastructure provision, to meet the needs of Wiltshire's growing population and economy, is brought forward in a timely and responsive manner alongside new development proposals. Appropriate and sustainable modes of transport, highway improvements, water management, green spaces, power supply, high speed and affordable internet connectivity, access to emergency services, sustainable waste management facilities are all essential components of daily life and therefore critical to delivering our strategic goal of building more resilient communities. To ensure this is in place, new development will need to be supported by adequate physical, social and green infrastructure. The level of infrastructure provision will need to reflect growth and demand for services within Wiltshire's communities. The Core Strategy and other LDF documents are supported by a detailed Infrastructure Delivery Plan¹⁶, which broadly sets out what infrastructure is required to support growth. Where necessary the growth in this strategy will be phased to ensure essential infrastructure is delivered within a timescale to support development.

¹⁶ See Wiltshire Infrastructure Delivery Plan, www.wiltshire.gov.uk.

3 The spatial vision for Wiltshire

- 3.1 The spatial vision provides direction for development within Wiltshire and is presented below. The Vision has helped to inform individual strategies for each of the community areas, to ensure that they address locally distinct challenges and opportunities. These are presented in Chapter 5 and are called the Area Strategies. These strategies have been informed by community aspirations and developed through extensive public engagement.

Spatial vision

By 2026 Wiltshire will have stronger, more resilient communities based on a sustainable pattern of development, focused principally on Trowbridge, Chippenham and Salisbury. Market towns and service centres will have become more self-contained and supported by the necessary infrastructure, with a consequent reduction in the need to travel. In all settlements there will be an improvement in accessibility to local services, a greater feeling of security and the enhancement of a sense of community and place. This pattern of development, with a more sustainable approach towards transport and the generation and use of power and heat, will have contributed towards tackling climate change.

Employment, housing and other development will have been provided in sustainable locations in response to local needs as well as the changing climate and incorporating exceptional standards of design. Wiltshire's important natural, built and historic environment will have been safeguarded and, where necessary, extended and enhanced to provide appropriate green infrastructure, while advantage will have been taken of the Wiltshire's heritage to promote cultural and lifestyle improvements as well as tourism for economic benefit.

Partnership working with communities will have helped plan effectively for local areas and allow communities to receive the benefit of managed growth, where appropriate.

- 3.2 A series of strategic objectives have been developed to deliver the vision for Wiltshire. The strategic objectives have been designed to marry up with the six key challenges that were identified in Chapter 2. These objectives are:

Strategic objective 1: delivering a thriving economy.

Strategic objective 2: addressing climate change.

Strategic objective 3: providing everyone with access to a decent, affordable home.

Strategic objective 4: helping to build resilient communities.

Strategic objective 5: protecting and enhancing the natural, historic and built environment.

Strategic objective 6: ensuring that adequate infrastructure is in place to support our communities.

- 3.3 These strategic objectives are all interlinked and will together assist in addressing both the three overarching priorities of the Wiltshire Community Plan and the six key challenges for planning in Wiltshire identified above.

Strategic objective 1: delivering a thriving economy

3.4 Wiltshire needs to encourage a buoyant and resilient local economy. The Core Strategy enables development to take place and encourages economic vitality, providing local jobs for Wiltshire's population, whilst ensuring that sustainable development objectives have been met. Residents within Wiltshire should have access to facilities and retail choice in convenient locations throughout Wiltshire. Employment and housing provision should seek to strengthen the role and function of established town centres to secure their future vitality and viability. Town centres should be regenerated and enhanced as necessary. They should fulfil the roles appropriate to their sizes and the communities they serve, and should complement one another. The potential of tourism should be realised as a major growth sector through capitalising on the quality of the environment and location Wiltshire benefit from.

Key outcomes

- Land will have been identified in sustainable locations to provide for about 27,500¹⁷ new jobs up to 2026 and significant progress to tackle the issue of out-commuting from Wiltshire will have been achieved.
- Where appropriate, existing employment sites will have been protected and the suitable intensification and regeneration of established employment sites will have taken place. Major regeneration projects for Salisbury, Chippenham and Trowbridge including those as set out in the respective visions will have been delivered and the rural economy will have diversified where appropriate.
- Smaller business premises will have been provided to support business start ups. Redundant MoD land will, as far as possible, have been brought within the overall pattern of development.
- Wiltshire will have secured sustainable growth of established and emerging employment sectors, building on existing strengths, including defence-related employment, bioscience, advanced manufacturing and business services.
- Potential for the expansion of green jobs will have been realised, particularly in relation to developing and installing renewable energy and energy efficiency technologies.
- Wiltshire's tourism sector will have grown in a sustainable way, ensuring the protection and where possible enhancement of Wiltshire's environmental and heritage assets, including the delivery of new tourist accommodation and where appropriate the safeguarding of existing facilities.
- Appropriate retail, leisure and employment opportunities will have been located within town centres and planning applications for retail development will have been determined in line with the need to safeguard town centres.
- Good progress will have been made towards a broadened night-time economy within town centres, especially Chippenham, Salisbury and Trowbridge, which has been refocused to provide greater choice for families and tourists and respect the quality of life of residents.
- Provision of 16+ education including higher education will have been enhanced especially to provide trained employees necessary to deliver economic growth from target sectors.

¹⁷ Page 7, Para 2.1, Future Employment Needs in Wiltshire – Employment Floorspace and Land Forecasts – April 2011.

Strategic objective 2: addressing climate change

3.5 Climate change is possibly the greatest long-term challenge facing the world today. Tackling climate change is therefore a key Government priority for the planning system. Local authorities are uniquely placed to act on climate change and the planning system can help by contributing to delivering the most sustainable development and shaping communities that are resilient to the unavoidable consequences of a changing climate.

Key outcomes

- A sustainable pattern of development, including improvement to the self-containment levels of the main settlements and a reduction in the need to travel, will have contributed towards meeting climate change obligations.
- The supply of energy and heat from renewable sources will have contributed towards meeting national targets and helped to address fuel poverty.
- New development will have incorporated sustainable building practices and where possible will have contributed to improving the existing building stock.
- High energy efficiency will have been incorporated into new buildings and development. New developments will have incorporated appropriate adaptation and mitigation for climate change.
- New development will be supported by sustainable waste management.

Strategic objective 3: providing everyone with access to a decent, affordable home

3.6 This strategy makes provision for at least 42,000 new homes in Wiltshire in the plan period from 2006 to 2026. It sets out a plan for an appropriate mix of types, sizes and tenures, particularly to address affordable housing needs and will ensure a continuous supply of housing over the plan period that is aligned to job growth and the delivery of infrastructure.

Key outcomes

- New homes will have been delivered in the most sustainable locations and will have been designed to respect the local character and the primary focus of new housing development will have been at Trowbridge, Chippenham and Salisbury and the market towns.
- More modest growth proportionate to the size of the settlement will have been delivered in smaller settlements, through site allocation development plan documents, community-led planning policy documents, including neighbourhood plans and partnership working with the local communities and the benefits from the development of new homes will have been successfully captured for local communities.
- Development will have avoided encroachment on the Western Wiltshire Green Belt and the separate identity of the outlying villages to the west of Swindon protected.
- The flexible approach will have allowed the council, for example through the preparation of the Site Allocations DPD and local communities preparing neighbourhood plans, to respond positively to opportunities without being inhibited by an overly prescriptive, rigid approach which might otherwise prevent

sustainable development proposals that can contribute to delivering the strategic objectives of the plan.

- The strategy will have made significant progress towards addressing the shortfall in affordable homes across Wiltshire through ensuring all new schemes of 5 or more houses deliver appropriate onsite affordable housing provision.
- Land will have been used efficiently and for all development to be low-carbon or zero carbon will have been optimised.
- A range of housing types and sizes will have been provided in order to help meet local needs for different groups of the population in a sustainable manner, including many new homes meeting the needs of an ageing population thereby allowing people to live for longer within their own communities.
- New sites will have been provided for gypsies and travellers.
- Changes in the accommodation of military personnel will have enabled better integration with the wider community.

Strategic objective 4: helping to build resilient communities

3.7 This strategy will provide support for Wiltshire's communities, enabling them to help themselves and improve their quality of life, foster a sense of community belonging, safety, social inclusion and self-sufficiency.

Key outcomes

- Where appropriate community-led planning policy documents, including neighbourhood plans will have been produced by communities which add detail to the overarching policies within the Core Strategy and ensures that the benefits from the new development will have been successfully captured for local communities.
- New developments will have incorporated 'safe by design' standards.
- A positive contribution will have been made to help areas of social exclusion, especially access to essential services and local facilities in the rural areas, which will have been improved.
- Strategic growth will have been matched by the provision of new educational and healthcare facilities where appropriate and high quality education services will have assisted in providing the trained employees necessary to deliver economic growth.
- More effective planning controls will have resulted in the retention of existing facilities such as village shops and pubs including, where practicable, encouraging community management of such facilities through a pragmatic application of planning policy.
- Significant progress will have been made towards addressing the identified shortfall in the range of sport, leisure and recreation facilities.

Strategic objective 5: protecting and enhancing the natural, historic and built environment

3.8 Wiltshire's rich and diverse natural, historic and built environments are a significant asset and this strategy will be based on taking steps to use these as a catalyst to attract inward investment in a manner which at the same time protects and enhances them. The reuse of Wiltshire's limited amount of previously developed land should be maximised unless of high environmental value and the delivery of housing and employment growth needs to be carefully managed in a sustainable manner. This

should include maintaining, enhancing and expanding Wiltshire's multi-functional green infrastructure network ⁽¹⁸⁾, with wide-ranging benefits for both people and the environment.

3.9 Wiltshire contains some outstanding built heritage which is an important asset to be safeguarded and which should be reflected in new development. Well designed developments help to provide a sense of place, add to local distinctiveness and promote community cohesiveness and social well-being. New development will need to respect and enhance Wiltshire's distinctive characteristics. Wiltshire also has a rich historic environment, including the Stonehenge and Avebury World Heritage Site and numerous sites of archaeological importance. These sites will be protected from inappropriate development and in the case of the World Heritage Site, controlled in a way which sustains its outstanding universal value.

Key outcomes

- Where possible, development will have been directed away from our most sensitive and valuable natural assets, habitats and species¹⁸, towards less sensitive locations.
- New development will have contributed to delivery of the Wiltshire Biodiversity Action Plan (BAP) targets and protected, maintained and enhanced BAP habitats and species, particularly within areas identified for landscape scale conservation.
- Local biodiversity and wildlife corridors will have been incorporated into new development, maintaining and enhancing this resource for the future.
- Wiltshire's network of multi-functional green infrastructure will have been maintained and enhanced to contribute towards achieving the vision set out in the Wiltshire Green Infrastructure Strategy.
- The multi-functional green infrastructure network will have assisted Wiltshire in adapting to a changing climate, and in attracting business investment and tourism, enhancing the local economy, and promoting physical and social well-being.
- Good air quality will have been maintained and significant progress will have been made in treating areas of risk through the implementation of air quality management plans.
- The quality and quantity of Wiltshire's groundwater and surface water features will have been improved, helping to achieve the objectives of the Water Framework Directive.
- Increased recreational pressures on sensitive wildlife will be effectively managed.
- The landscape character of Wiltshire will have been protected and enhanced, particularly the special qualities and scenic beauty of the Areas of Outstanding Natural Beauty and the New Forest National Park.
- Features and areas of historical and cultural value will have been conserved and where possible enhanced, including the sensitive re-use of historical buildings will have taken place where appropriate.
- Wiltshire's distinctive built heritage will have been used as the inspiration for new developments.
- New development will have incorporated exceptional quality design which reflects local character and fosters community cohesion, and which reinforces Wiltshire as a desirable place in which to live and invest.
- Archaeological sites and features will have been adequately protected.

¹⁸ Including Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSIs), Local Sites and other areas containing Biodiversity Action Plan (BAP) habitats.

- The Stonehenge and Avebury World Heritage Site and its setting will have been protected from inappropriate development in order to sustain its outstanding universal value
- Opportunities to significantly enhance Wiltshire's public realm will have been realised.

Strategic objective 6: to ensure that infrastructure is in place to support communities

3.10 The anticipated level of growth within Wiltshire will increase demand on local infrastructure services and facilities. The strategy will need to ensure that infrastructure requirements are appropriately planned, secured and implemented to ensure the timely delivery of development proposals. Social and physical infrastructure (e.g. transport improvements) can positively affect the environment, the economy and social well-being. The strategy will need to ensure that strategic and local transport needs are managed in a sustainable manner. The anticipated effects of climate change could potentially increase the frequency of flood events within Wiltshire. Development will need to appropriately address the risk of flooding and, where necessary, provide attenuation measures designed to adapt to the challenge of climate change.

Key outcomes

- Provision of essential infrastructure, including, transport, water, energy, flood alleviation, sustainable urban drainage (SUDs), telecommunications affordable housing, education, health care, emergency services and waste and recycling, will have been coordinated and provided in timely manner within all new development.
- Appropriate place-shaping infrastructure, such as leisure and open space, green infrastructure, libraries, meeting places, places of worship, public art and cultural facilities, will have been secured on a priority basis.
- There will have been effective partnership working between the council, other infrastructure providers and developers to facilitate infrastructure delivery and opportunities for the co-location and multi-functional use of existing and new infrastructure services and facilities will have been realised and appropriate contributions will have been secured from developers towards the cost of new and improved infrastructure
- Existing infrastructure services and facilities will have been protected, unless they are no longer needed, or there is alternative provision elsewhere.
- The provision of new or improved infrastructure will have been positively supported provided there is no detrimental environmental impact.
- Progress will have been made to ensure policies are helping to reduce greenhouse gas emissions associated with transport.
- A range of viable, efficient sustainable transport alternatives will have been provided to reduce reliance on the private motor vehicle, including effective choices for those people without access to a car and for the distribution of freight.
- A safer and more integrated transport system will have been provided that achieves a major shift to sustainable transport, including walking, cycling, and the use of bus and rail networks especially in the larger settlements of Trowbridge, Chippenham and Salisbury, and along the main commuting corridors.
- Sustainable transport alternatives will have been implemented in a manner which has reduced the impact of traffic on people's quality of life and Wiltshire's built and natural environment including enhancement of the public realm and street scene.
- Measures will have been implemented which reduce traffic delays and disruption, and improve journey time reliability on key routes.

- The use of existing transport infrastructure will have been optimised through effective design, management and maintenance.
- Safety for all road users will have been improved, the number of casualties on Wiltshire's roads reduced and the impact of traffic speeds in towns and villages mitigated.
- Barriers to transport and access for people with disabilities and mobility impairment will have been effectively removed.
- Access to local jobs and services will have been improved.
- Strategic transport corridors within Wiltshire will have been safeguarded and, where appropriate, improved in a sustainable way.
- The natural function of floodplains will have been maintained and enhanced and a sequential approach to flood risk will have been followed, with development being located first in areas of lowest risk.
- The use of appropriate surface water management will have become a pre-requisite for development to ensure that flood risk is not increased elsewhere. Sustainable urban drainage systems (SUDs) will have been used in most cases.
- Proposals for new development will have reduced the overall risk of flooding through the appropriate implementation of climate change adaptation measures.

4 Delivering the vision - the spatial strategy for Wiltshire

- 4.1 Setting out a clear spatial strategy is fundamental to the delivery of the vision and objectives. New development must deliver overall benefits to, and take account of, local distinctiveness and the character of Wiltshire. It should also be delivered in tandem with good quality infrastructure and services.
- 4.2 The challenge is to plan for growth whilst maintaining people's quality of life and protecting Wiltshire's high value environment.
- 4.3 The Spatial Strategy for Wiltshire consists of three key elements, namely:
- Settlement Strategy - classifies Wiltshire's settlements based upon an understanding of their role and function
 - Delivery Strategy - identifies the level of growth and how Wiltshire's settlements will develop in the most sustainable fashion
 - Infrastructure Requirements – describes how infrastructure will be provided to support future development.
- 4.4 The Spatial Strategy makes provision for the growth of around 27,500 jobs and at least 42,000 new homes from 2006 to 2026, including 178 ha of new employment land, beyond that already committed for general broad based employment uses to help deliver job growth and regeneration opportunities.
- 4.5 The strategy seeks to deliver the most sustainable level of growth, which does not exacerbate commuting, encourages a greater level of self containment and does not negatively impact on Wiltshire's exceptional environmental quality.

The promotion of sustainable development

- 4.6 The Spatial Strategy sets the foundations for how 'sustainable development' is defined and applied within Wiltshire. The Settlement Strategy (Core Policy 1) identifies the different tiers of settlements based on an understanding of the role and function of Wiltshire's settlements and how they interact with their immediate communities and their wider hinterland¹⁹. In doing so the Settlement Strategy, coupled with the Delivery Strategy (Core Policy 2), seeks to define where development will be the most sustainable across Wiltshire's settlements.
- 4.7 The Spatial Strategy and the following core policies contained in this document will ensure that development within Wiltshire helps to deliver a stronger economy, appropriate levels of housing and the careful use of natural resources. If a development proposal does not accord with the core strategy it is deemed unsustainable and will not be supported
- 4.8 The Spatial Strategy recognises the importance of delivering new jobs and infrastructure alongside future housing delivery. This will be achieved by ensuring that strategic sites, which are fundamental to the delivery of the strategic objectives, are brought forward through 'master plans' which are comprehensive and joined up. The council will also

¹⁹ The evidence which has informed this understanding of the role and function of settlements is set out in Topic Paper 3: Settlement Strategy which can be found at www.wiltshire.gov.uk.

use legal agreements to ensure the appropriate timing of infrastructure to support homes and employment.

Core Policy 1: Settlement strategy

The Settlement Strategy

- 4.9 The main settlements in Wiltshire have seen their role as employment and service providers undergo gradual change. There is less reliance on traditional business sectors, which has altered the employment base across the county. In addition, easy access to larger settlements outside of Wiltshire, such as Bath and Swindon, together with a willingness to travel further to employment opportunities has led to an increase in net out-commuting. The provision and retention of services and facilities has been affected not only by the proximity to larger centres outside of Wiltshire but also changes in habits through growth in internet use for retail and service provision. Nevertheless, a number of settlements retain buoyant employment, retail and service economies.
- 4.10 Wiltshire is a predominantly rural area and its rural communities have also seen significant change. Although the high demand for new homes due to Wiltshire's attractive environment has led to development taking place, at the same time there has been a decline in employment opportunities, facilities and services in small towns and villages. Again this has been brought about by the ease of travel to larger centres for employment and other purposes.
- 4.11 The Settlement Strategy identifies four tiers of settlements, namely:
- Principal Settlements
 - Market Towns
 - Local Service Centres
 - Large and Small Villages.
- 4.12 Wiltshire's Market Towns and Principal Settlements serve different strategic roles. These strategic roles have been identified through an assessment of their individual characteristics and functional relationships with their surrounding area. The results of this classification are set out in the Settlement Strategy (Core Policy 1) and then Core Policy 2 presents the way these settlements will develop in the future.
- 4.13 The settlement boundaries of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, as defined by former District Local Plans, will be carried into this strategy and retained. These settlement boundaries will be reviewed as part of the Wiltshire Housing Site Allocations and Chippenham Site Allocations DPDs, as set out in the council's Local Development Scheme, in order to ensure they are up to date and can adequately reflect changes which have happened since they were first established. It will also be the prerogative of the community to review settlement boundaries through a neighbourhood plan.
- 4.14 The level of development at Local Service Centres will be closely linked to their current and future role of providing for a significant rural hinterland. This will consist of less development than that at the Principal Settlements and Market Towns. Developments at Local Service Centres in accordance with the Settlement Strategy should provide for local employment opportunities, improved communities facilities and/or affordable housing provision. This will safeguard the role of these settlements and support the more rural communities of Wiltshire.

- 4.15 At the settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities. At Large Villages the settlement boundaries are retained and development will predominantly take the form of small housing and employment sites within the settlement boundaries. These settlement boundaries will also be reviewed as part of the Housing Sites Allocation DPD as set out in the council's Local Development Scheme, in order to ensure that they remain up to date and properly reflect building that has happened since they were first established. Small housing sites are defined as sites involving less than 10 dwellings (i.e. not a major application). Development outside the settlement boundary will be strictly controlled. Relaxation of the boundaries will only be supported where it has been formally identified through a subsequent DPD or a community-led neighbourhood plan, which includes a review of the settlement boundary to identify new developable land to help meet the housing and employment needs of that community. In turn this could bring forward benefits to the local community such as improvements to the economy through the identification of land for employment purposes.
- 4.16 Any existing settlement boundaries for Small Villages and other small settlements not identified in the settlement strategy will be removed (these are listed in Appendix F), and there is a general presumption against development outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages. However, some very modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities. Any development at Small Villages will be carefully managed by Core Policy 2 and the other relevant policies of this plan.
- 4.17 Proposals for improved local employment opportunities, housing growth (over and above that allowed by this Core Strategy) and/or new services and facilities outside the defined limits of development will not be supported unless they arise through community-led planning documents, such as neighbourhood plans, which are endorsed by the local community and accord with the provision of this plan. In such circumstances small villages may be able to become more sustainable and their status may change to that of 'Large Villages' as a result in subsequent reviews of the settlement strategy. The strategy does allow for carefully managed development outside of settlement boundaries in specific cases, such as new employment investment where there is an overriding strategic interest, or for other local circumstances such as providing affordable housing, allowing new tourist accommodation or supporting diversification of the rural economy (a full list of exception policies is set out in paragraph 4.25).

Core Policy 1

Settlement Strategy

The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.

The area strategies in Chapter 5 list the specific settlements which fall within each category.

Principal Settlements

Wiltshire's Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres.

They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure meeting their economic potential in the most sustainable way to support better self containment.

The Principal Settlements are: Chippenham, Trowbridge and Salisbury.

Market Towns

Outside the Principal Settlements, Market Towns are defined as settlements that have the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities.

Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self containment and viable sustainable communities.

The Market Towns are: Amesbury, Bradford on Avon, Calne, Corsham, Devizes, Malmesbury, Marlborough, Melksham, Tidworth and Ludgershall, Warminster, Westbury, and Royal Wootton Bassett.

Local Service Centres

Local Service Centres are defined as smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self containment.

Local Service Centres will provide for modest levels of development in order to safeguard their role and to deliver affordable housing.

The Local Service Centres are: Pewsey, Market Lavington, Cricklade, Tisbury, Mere, Downton and Wilton.

Large and Small Villages

Large Villages are defined as settlements with a limited range of employment, services and facilities. Small Villages have a low level of services and facilities, and few employment opportunities.

Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

The Large and Small Villages are: see area strategies, Chapter 5.

Core Policy 2: Delivery strategy

The Delivery Strategy

- 4.18 The Delivery Strategy recognises that, in some settlements, new jobs have not necessarily been delivered alongside new homes. It therefore seeks to strengthen communities, wherever possible, by allowing appropriate growth to provide for the most sustainable pattern of development within Wiltshire which seeks to reduce the need to travel and help redress the imbalance between jobs and homes.
- 4.19 The underlying principles of the Delivery Strategy are to ensure that communities have a better balance of jobs, services and facilities and homes. This underlines the focus of the Settlement Strategy to support growth at the Principal Settlements of Chippenham, Trowbridge and Salisbury which provides the greatest opportunities within Wiltshire to deliver improved self containment and potential to generate job growth. The interrelationship between the Settlement Strategy (Core Policy 1) and the Delivery Strategy (Core Policy 2) is explained under paragraphs 4.13 to 4.17.
- 4.20 Wiltshire's proposed strategic housing requirement is set out against defined sub-county areas as identified within the Wiltshire Strategic Housing Market Assessment (SHMA). However, in order to support the most sustainable pattern of growth, in line with the principles defined in Core Policy 1, indicative requirements are provided for each Principal Settlement, Market Town and by community area within paragraph 4.26 below. The indicative figures also allow a flexible approach which will allow the council including through the preparation of the Site Allocations DPD and local communities preparing neighbourhood plans to respond positively to opportunities without being inhibited by an overly prescriptive, rigid approach which might otherwise prevent sustainable development proposals that can contribute to delivering the strategic objectives of the plan.

Figure 4.1 Wiltshire- Key Diagram

- 4.21 The Delivery Strategy identifies around 178 ha of new strategic employment land²⁰ to supplement that already built since 2006 (the base date of the plan) or with planning permission at date of submission, to provide a range of sites and choice of locations across Wiltshire. The new employment land allocated responds to the need to provide for new jobs to provide for investment choice and to assist in meeting job creation targets of the Swindon and Wiltshire Local Enterprise Partnership. The allocation also allows the retention of existing jobs through facilitating the relocation of existing business to new sites within the locality and thereby allowing older, outdated employment stock to be redeveloped. This builds the necessary flexibility into the strategy.
- 4.22 The 178ha²¹ of new strategic employment land will be provided by a combination of the following types of sites.
- New strategic employment allocations.

²⁰ B1, Offices, research and development of products and processes and light industry. B2 General Industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste). B8 Storage or distribution - this class includes open air storage.

²¹ This is made up of 132 ha as identified on page 87 of Topic Paper 7: Economy plus employment land identified in the South Wiltshire Core Strategy

- Provision of employment land as part of mixed use urban extensions.
- Retained Local/District Plan allocations for employment land.

4.23 At mixed use strategic sites there will be a focus on ensuring an appropriate phasing of development, so that jobs are provided in a timely manner alongside new homes. It is therefore a requirement that employment land will be delivered in the early stages of mixed use development proposals. This will be achieved through master planning and legal agreements, which will be need to accord with the development template identified for each site in Appendix A.

4.24 In planning for new homes, a number of sources have been identified to ensure a continuous supply of housing across the plan period. These sources of supply are detailed within Appendix C and include:

- Strategic allocations made within this plan
- Retained Local Plan allocations
- Existing commitments
- Regeneration projects, for example, those in Chippenham, Trowbridge and Salisbury
- Business expansion plans²²
- Sites identified through DPDs and neighbourhood plans
- Windfall sites in accordance with the delivery strategy.

4.25 The Plan also includes 'exception policies' which seek to respond to local circumstance and national policy. In doing so these represent additional sources of supply to those detailed at paragraphs 4.22 and 4.24. These policies are listed below:

- Additional employment land (Core Policy 34)
- Military establishments (Core Policy 37)
- Development related to tourism (Core Policies 39 and 40)
- Rural exception sites (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)
- Supporting rural life (Core Policy 48)

4.26 In order to direct development at a strategic level to the most suitable, sustainable locations and at appropriate times the area strategies contain an indicative housing requirement for each community area including the Principal Settlements and Market Towns and in the South Wiltshire HMA the Local Service Centres. This is shown in table 1 below:

Table 1: Indicative Housing Requirements - Settlements and Community Areas

Area	Indicative requirement
Devizes town	2,010
Devizes remainder	490
Marlborough town	680
Marlborough remainder	240
Pewsey	600

²² Housing supply has the potential to be delivered through a company relocating and freeing up their existing site, or rationalisation and retrenchment thereby freeing up land on their existing site, or indeed basing expansion on a mixed use development.

Tidworth & Ludgershall	1,750
Tidworth remainder	170
East Wiltshire	5,940
Amesbury, Bulford & Durrington	2,440
Amesbury remainder	345
Mere town	235
Mere remainder	50
Salisbury City/Wilton town	6,060
Wilton remainder	255
Downton town	190
Southern Wiltshire remainder	425
Tisbury town	200
Tisbury remainder	220
South Wiltshire HMA	10,420
Bradford on Avon town	595
Bradford on Avon remainder	185
Calne town	1,440
Calne remainder	165
Chippenham town	4,510 ²³
Chippenham remainder	580
Corsham town	1,220
Corsham remainder	175
Malmesbury town	885
Malmesbury remainder	510
Melksham town	2,240
Melksham remainder	130
Royal Wootton Bassett town	1,070
Royal Wootton Bassett & Cricklade remainder	385
Trowbridge town	6,810
Trowbridge remainder	165
Warminster town	1,920
Warminster remainder	140
Westbury town	1,500
Westbury remainder	115
North and West Wiltshire HMA	24,740
West of Swindon	900
Wiltshire	42,000

4.26b The Core Strategy allocates sites and broad locations for growth that are strategically important for the delivery of the Plan for Wiltshire. Additional sites will also be identified through the Chippenham and Housing Site Allocations DPDs to ensure the delivery of housing land across the plan period in order to maintain a 5 year land supply at each HMA.

4.26c No allocations have been identified for Chippenham in Core Policy 2 and the scale of housing for the town is expressed as a minimum, which is an exception to the approach of indicative housing requirements and identification of sites for the other

²³ This figure is 'at least'. See paragraph 4.26c.

Principal Settlements. A pattern of development that can best realise the town's economic potential will be identified through a separate Development Plan Document for Chippenham Town (The Chippenham Sites Allocation DPD), which will support the area strategy. It will focus on identifying land for mixed use development adjoining the built up area. Limited land opportunities within the urban area inhibit future development and this will need to be addressed urgently. Growth of the Town needs to be underpinned by investment in new infrastructure and a more detailed framework will be prepared through the Chippenham Site Allocations DPD that co-ordinates growth and key infrastructure necessary to deliver the town a more resilient long term future.

- 4.26d Area strategies identify specific issues that must be considered when planning for these areas and these should be taken into account when assessments are carried out to identify specific sites for development in particular towns. Core Policy 2 provides a framework for Parish and Town Council to lead with neighbourhood plans. The council is also preparing a Housing Site Allocations DPD in order to ensure a sufficient choice and supply of suitable sites over the period up to 2026.
- 4.26e The disaggregation to community areas set out above is not intended to be so prescriptive as to be inflexible and potentially ineffective in delivering the identified level of housing for each market area. It clarifies the council's intentions in the knowledge of likely constraints; in terms of market realism, infrastructure and environmental capacity. They provide a strategic context for the preparation of the Housing Sites Allocation DPD and in order to plan for appropriate infrastructure provision.
- 4.26f Indicative housing land supply, based around trajectories for each of the HMAs provide some detail on where the Housing Site Allocations DPD should focus and by when it needs to have sites identified in order to sustain proposed rates and scales of housing development. This will make up the shortfall in delivery identified towards the end of the plan period. These trajectories provide an evidence basis for an implementation strategy for a full range of housing describing how the council will maintain delivery of a five-year supply of housing land.
- 4.27 The sources of supply have been assessed to ensure that there is a deliverable supply of housing (with additional contingency) to comply with the NPPF relative to the targets for defined areas, which are based on the housing market areas (HMAs). This is detailed in Appendix C – Housing Land Supply.
- 4.28 These housing market areas (HMAs) form the appropriate scale for disaggregation across Wiltshire, as they define areas within which the majority of household moves take place. It is against these HMA requirements that housing land supply will be assessed. This is in accordance with the methodology identified in the NPPF. However, in order to ensure an appropriate distribution of housing across Wiltshire that supports the most sustainable pattern of growth, indicative requirements are also provided at a community area and settlement level within the Core Strategy. These more localised indicative requirements as set out within the Area Strategy Core Policies are intended to prevent settlements receiving an unbalanced level of growth justified by under or over delivery elsewhere. They also address the ability of each Community Area to accommodate housing because of the constraints and opportunities present in each. The indicative figures also allow a flexible approach which will allow the council including through the preparation of the Site Allocations DPD and local communities preparing neighbourhood plans to respond positively to opportunities without being inhibited by an overly prescriptive, rigid approach which might otherwise prevent sustainable development proposals that can contribute to

maintaining a deliverable five year housing land supply and delivering the strategic objectives of the plan. Neighbourhood Plans should not be constrained by the specific housing requirements within the Core Strategy and additional growth may be appropriate and consistent with the Settlement Strategy (Core Policies 1 and 2). In addition sustainable development within the limits of development or at Small Villages should not be constrained just because requirements have been reached. For these reasons the overall housing requirement is shown as “at least”, while the area strategy figures are “indicative”.

4.29 Despite the Housing Market Areas being the appropriate scale for assessing land supply, the town and community area requirements should also be capable of being a material consideration to ensure that delivery is distributed broadly in line with the strategy. So for example, whilst it is appropriate for supply in Trowbridge to provide for some of the requirement of Westbury, it would be wholly inappropriate for the entirety of Westbury’s requirement to be added to Trowbridge. The policy framework sets out the strategic pattern of growth, while allowing some flexibility to respond to future, spatially distinctive opportunities and constraints. Indeed, across the plan period, delivery should be in general conformity with the delivery strategy. Similarly, development that provides housing for the population of Swindon rather than that of Wiltshire should not be assessed against the housing requirements for the Wiltshire Housing Market Areas. Should any development beyond that already committed come forward in this location, this will be additional to the housing requirement for Wiltshire. A specific acknowledgement has been made for the existing commitment at Moredon Bridge and Ridgeway Farm at the West of Swindon for 900 homes. Development in this area does not meet the requirement for the defined housing market areas. These 900 dwellings are an allowance rather than a requirement. As part of the planned early review of the CS, the council will clarify that its housing requirement will be met without relying upon the delivery of homes to the west of Swindon. The delivery strategy defines the level of growth appropriate within the built up area of small villages as infill. For the purposes of Core Policy 2, infill is defined as the filling of a small gap within the village that is only large enough for one dwelling. Exceptions to this approach will only be considered through the neighbourhood plan process or DPDs.

Core Policy 2

Delivery Strategy

In line with Core Policy 1, the delivery strategy seeks to deliver future development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178 ha of new employment land and at least 42,000 homes distributed as follows:

	<i>Minimum housing requirement (dwellings)</i>
<i>East Wiltshire HMA</i>	<i>5,940</i>
<i>North and West Wiltshire HMA</i>	<i>24,740</i>

South Wiltshire HMA	10,420
West of Swindon ²⁴	900
Wiltshire	42,000

This will be delivered in a sustainable pattern in a way that prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities, and to limit the need for development on Greenfield sites, with approximately 35% of development taking place on previously developed land.

The 42000 homes will be developed in sustainable locations in conformity with the distribution set out above, against which the land supply situation will be assessed. A more detailed distribution is set out in the Community Area Strategies. Development proposals should also be in general conformity with these.

Sites for development in line with the Area Strategies will be identified through subsequent Site Allocations DPDs and by supporting communities to identify sites through neighbourhood planning.

Within the defined limits of development

Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Outside the defined limits of development

Other than in circumstances as permitted by other policies within this Plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i) Respects the existing character and form of the settlement*
- ii) Does not elongate the village or impose development in sensitive landscape areas, and*
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.*

Strategically important sites

Development will be supported at the following sites in accordance with the Area Strategies and requirements in the development templates at Appendix A.

Central Car Park, Salisbury

Up to 40,000 sq m retail and leisure floor space and 200 dwellings

²⁴ Development 'West of Swindon' lies within the Royal Wootton Bassett and Cricklade Community Area but contributes towards the housing needs of Swindon. A separate allowance for housing is included in recognition of permissions granted at Moredon Bridge and Ridgeway Farm. This allowance is not a minimum requirement. See paragraph 4.29 for further information.

Churchfields & Engine Sheds, Salisbury
5 ha of retained employment land and 1100 dwellings

Drummond Park, Ludgershall
475 dwellings

Former Imerys Quarry, Salisbury
4 ha of employment land

Fugglestone Red, Salisbury
8 ha of employment land and 1250 dwellings

Hampton Park, Salisbury
500 dwellings

Horton Road, Devizes
8.4ha of employment land

Kings Gate, Amesbury
1300 dwellings

Kingston Farm and Moulton Estate, Bradford on Avon
2-3ha of employment land and 150 dwellings

Longhedge (Old Sarum), Salisbury
8 ha of employment land and 450 dwellings

Mill Lane, Hawkeridge, Westbury
14.7ha of employment land

Salisbury Road, Marlborough
220 dwellings

Ashton Park, South East Trowbridge
15ha of employment land and 2600 dwellings

Station Road, Westbury
250 dwellings

UKLF, Wilton
3 ha of employment land 450 dwellings

West of Warminster
6ha of employment land 900 dwellings

Master plans will be developed for each strategically important site in partnership between the local community, local planning authority and the developer, to be approved by the council as part of the planning application process. At mixed use sites development will be phased to ensure employment land, and its appropriate infrastructure, is brought forward during the early stages of development.

Core Policy 3: Infrastructure Requirements

Delivering infrastructure requirements to support development

- 4.30 An appropriate and balanced mix of new development is essential for the long term prosperity of Wiltshire. The Core Strategy shapes where new development should be located and also manages the pressure relating to speculative proposals through policy. It will provide new homes, jobs, services and thereby support social, economic and environmental objectives. The impact of development on local communities and the fabric of the existing built and natural environment is an important consideration. Managing this impact involves protecting existing infrastructure and securing the timely investment of new infrastructure.
- 4.31 The council will work in partnership with internal and external infrastructure providers; neighbouring authorities; and the Local Enterprise Partnership to ensure that new or improved infrastructure, including that listed in the Infrastructure Delivery Plan and Schedule, is delivered prior to, or in conjunction with, new development.
- 4.32 The timely delivery of new infrastructure to support development proposals must be secured. In order to achieve this aim, the council will work with developers to prepare robust infrastructure delivery plans to support the overall master planning of strategic sites within the Core Strategy and/or planning application process. The delivery plan will need to be in place prior to the commencement of development and should be agreed by the council, other relevant infrastructure providers and developers. The scope of such plans will cover among other things: funding, phasing, accessibility and impact on the surrounding area.
- 4.33 In addition to managing the provision of the new infrastructure requirements of development proposals, the individual investment plans of infrastructure providers should be recognised and fully considered. It will be important that all new development proposals build safeguards into schemes to protect and enhance appropriate services and facilities, including: bus corridors, telecommunications equipment (particularly high speed broadband infrastructure), electricity power lines, high pressure gas mains, educational facilities, health facilities, flood protection measures, water treatment infrastructure, waste water treatment works and waste collection and management services. Developers proposing to connect to a Waste Water Treatment Works will need to check with the utilities provider that there is adequate capacity. Development in areas with no mains foul system will need to ensure that there are suitable options available for sewage disposal.
- 4.34 Existing community services and facilities will be protected in line with Core Policy 49 and existing green infrastructure will be protected in line with Core Policy 52. To encourage the most effective use of existing and new infrastructure, co-location and multi-functional use of land and buildings for services and facilities will be supported in accordance with other policies of the Core Strategy. The provision of new or improved infrastructure will be positively supported, particularly where opportunities arise through redevelopment or regeneration in sustainable locations, provided that this has no detrimental impact on the environment and contributes towards mitigation and adaptation to climate change.

Securing the delivery of infrastructure

- 4.35 Where new development proposals require the delivery of infrastructure, priorities will be set to manage competing demands. The broad categories of prioritisation (i.e.

essential infrastructure will be afforded the highest priority) are set out below, but the indicative list of infrastructure typologies should not be viewed as exhaustive, nor as being conveyed in a particular order of preference.

Infrastructure priority theme 1:

4.36 Essential infrastructure including but not limited to:

- Sustainable transport measures
- Water, sewerage and electrical utilities and connecting services, including low-carbon and renewable energy
- Flood alleviation and sustainable urban drainage schemes
- Telecommunications facilities including fibre optic super-fast broadband connectivity services to serve local communities and the business community
- Education healthcare facilities emergency services
- Waste management services such as recycling and collection facilities
- Specific projects needed to ensure compliance with the Habitats Regulations.

Infrastructure priority theme 2:

4.37 Place-shaping infrastructure including but not limited to:

- Community safety in the public realm
- Maintenance and improvement of the Wiltshire's heritage assets, including the storage of archaeological remains
- Leisure and recreation provision
- Open space and green infrastructure
- Town centre management schemes
- Employer engagement and training schemes
- Cultural and community facilities
- Libraries
- Public art and streetscape feature
- Cemetery provision.

4.38 The broad prioritisation of infrastructure provision has been designed to ensure that development proposals present solutions to address essential requirements first and then place shaping items next. This should not be taken to imply that place-shaping infrastructure is of lesser importance rather than the precise timing of providing it is not critical to the phasing of development. It may also be the case that a particular infrastructure project might deliver multiple benefits. For example, a new landscaped pedestrian footpath or cycleway could deliver sustainable transport, green infrastructure and recreation improvements. Infrastructure requirements are identified through working with providers and listed within the Infrastructure Delivery Plan, which will be updated over the plan period. Infrastructure requirements may therefore change. The council will be flexible and responsive to any changes.

4.39 Every proposal will be dealt with on its merits and influenced by the detail presented in the council's Infrastructure Delivery Plan and Schedule. These requirements will be sought in addition to other costs associated with development, such as affordable housing, on-site utilities infrastructure and transport access requirements.

4.40 The council will seek to ensure that the cost of providing necessary infrastructure will be met through the appropriate use of planning obligations and, once finalised and

adopted, the Community Infrastructure Levy (CIL). All such financial contributions will be registered and monitored to ensure that developers and local communities can see when and how money is spent in relation to infrastructure provision. Agreement between the council, other relevant infrastructure providers, the community and developers over the extent and amount of developer contributions will be sought through the planning application process.

- 4.41 The council intends to charge CIL and will consult with local communities, infrastructure providers, developers and other key stakeholders to prepare a CIL Charging Schedule, which will set out the rate(s) of CIL to be charged on new development. Whereas section 106 agreements will, upon adoption of a CIL Charging Schedule, be restricted to funding mainly site-specific infrastructure and affordable housing, CIL will be used to pool contributions towards local and strategic infrastructure that will benefit a wider area than any one development in particular.
- 4.42 The council will also aim to secure funding from other streams. For example, the New Homes Bonus, which commenced in April 2011, is the match funding by central government of the additional council tax raised on new homes and empty properties brought back into use, with an additional amount for affordable homes, for the following six years. Money raised through the New Homes Bonus scheme could be utilised by the council to offset the cost of delivering public services and amenities with the overall aim of mitigating against the impact from increasing housing development and/ or population growth.

Core Policy 3

Infrastructure requirements

All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and / or through an appropriate financial contribution prior to, or in conjunction with, new development. In ensuring the timely delivery of infrastructure, development proposals must demonstrate that full regard has been paid to the council's Infrastructure Delivery Plan and Schedule and all other relevant policies of this plan. Joint working with adjoining authorities will be encouraged to ensure that wider strategic infrastructure requirements are appropriately addressed.

In the event of competing demands for infrastructure provision, developer contributions will be sought in the following order of priority.

- 1. Essential infrastructure.*
- 2. Place-shaping infrastructure.*

A viability assessment undertaken by an independent third party but on terms agreed by the council and funded by the developer will be required in the event of concerns that infrastructure requirements may render the development unviable. This will involve an 'open book' approach. If the viability assessment adequately demonstrates that development proposals are unable to fund the full range of infrastructure requirements, then the council will:

- i. Prioritise seeking developer contributions in the order set out above, and*

- ii. *Use an appropriate mechanism to defer part of the developer contributions requirement to a later date, as agreed by all parties.*

Delivery responsibility

This policy will be delivered by:

- iii. *The direct provision of facilities and services by the council and its public and private sector partners, reflected in the Infrastructure Delivery Plan*
- iv. *The development management process. Planning conditions and planning obligations (largely through section 106 agreements) will be sought to mitigate the direct impact(s) of development, secure its implementation, control phasing where necessary, and to secure and contribute to the delivery of infrastructure made necessary by the development. The council will prepare a supplementary planning document that will provide more detail about its approach to securing developer contributions*
- v. *Utilising developer contributions to provide enhancements to local facilities and services*
- vi. *Liaison through the area boards with town and parish councils and appropriate local stakeholders to identify community infrastructure requirements help establish local priorities as well as develop / implement mechanisms for administering monies collected through Community Infrastructure Levy (CIL) and planning obligations in accordance with national and council policies*
- vii. *Partnership work with infrastructure providers, neighbouring authorities and other stakeholders, to identify requirements for and to facilitate appropriate community infrastructure development*
- viii. *Upon adoption of the CIL Charging Schedule, CIL will be used to pool developer contributions towards a wide range of new and improved infrastructure necessary to deliver new development.*

5 Area Strategies

Introduction

- 5.1 This chapter explains what the Spatial Strategy, which is set out in Core Policies 1 and 2, means for the individual community areas of Wiltshire. It is presented as a series of area strategies for each of the community areas of Wiltshire, setting out how that area is expected to change by 2026, and how this change will be delivered.
- 5.2 Where Principal Settlements and Market Towns are referred to, it should be noted that reference is being made to their continuous urban areas that may be within more than one parish area. Similarly, there are places, notably Chippenham, Salisbury and Trowbridge, where the continuous extent of their existing urban areas and/ or proposed urban extensions, fall within more than one community area. In such circumstances, the community area in which the majority of the settlement sits includes the policy relating to that settlement in full.
- 5.3 An overview of the information presented in each community area strategy is provided below.

Spatial information and context

- 5.4 Each area strategy begins with a brief description of the area, focusing on the main settlement. It identifies the opportunities for growth and the issues to overcome.

The strategy for the community area

- 5.5 The strategy then sets out how the area needs to grow in order to address these issues. It summarises how planning policy will guide development to ensure the right amount and type of growth takes place.

Issues and considerations

- 5.6 A list of specific issues to be addressed in planning for each community area follows the strategy. This list focuses on issues influenced by planning policy, such as the need to improve self-containment or to ensure appropriate phasing of development.

How will the community area change by 2026?

- 5.7 A 'spatial vision' for each community area shows how the area is expected to have changed by the end of the plan period. It explains how new development and planning policies will have delivered this change.

Community area map

- 5.8 A map is presented, which shows the main settlements in the community area (Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages), as described in Core Policy 1. The map also shows selected constraints in the community area, such as Areas of Outstanding Natural Beauty (AONB's) and Green Belt.

5.9 Specific development sites have been identified in some community areas, where new jobs and homes will be provided. In those community areas where new employment land and housing is proposed in the form of strategic sites, the location of these is shown on the map. More detailed maps are provided in appendix A, showing indicative areas within each site for different types of development (employment, housing, mixed-use), and for areas of green space where built development will not take place. However, these maps are purely indicative, and each site will be subject to a master-planning process which will have community input.

Core policies

5.10 A core policy is presented for each area (additional core policies are provided in those areas with further specific issues to be addressed such as Amesbury, Chippenham and Salisbury). The core policy begins by setting out those settlements which have been identified as Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages in accordance with Core Policy 1 as appropriate within each community area.

5.11 The core policy identifies Principal Employment Areas in each community area, which are considered to be critical to the economic role of the relevant settlements and/ or Wiltshire as a whole. These Principal Employment Areas will be protected in accordance with Core Policy 35.

5.12 The amount of new employment land and new homes to be provided in each community area over the plan period is set out within the relevant core policy. The total level of new homes over the plan period 2006 to 2026 for each community area is shown as indicative. Paragraph 4.28 clarifies where additional growth above these requirements will be appropriate in accordance with the Plan. The community area requirements, where appropriate, are broken down into indicative figures for Principal Settlements, Market Towns, and some Local Service Centres with figures for the rest of the community area. However, it is important to emphasise that the figures are indicative and that delivery of the Plan will be monitored on a Housing Market Area basis, and therefore the figures should be interpreted flexibly as some areas may deliver more quickly while others contribute more slowly as the plan period progresses. Some of the suggested level of housing will have already been planned for or completed, as discussed below. Where strategic sites are identified then details of these sites are provided, along with specific requirements to be delivered as part of the development set out in the development templates in Appendix A. For strategic sites, the level of housing to be provided are not 'at least' but indicative of the level of homes that should be delivered on these sites. The exact figures will be determined through the master plan process.

Table of housing numbers

5.13 The core policy is followed by a table setting out the sources of housing which will together make up the total number of homes to be provided in the community area over the plan period between 2006 and 2026. The numbers within the table have been rounded to the nearest 5. The total homes to be provided can be considered as those already provided for, and those which still need to be provided for. The meanings of the column headings in the table of housing numbers are set out below.

- **Indicative housing requirement 2006-2026:** this is the approximate number of new homes to be delivered between 2006 and 2026

- **Completions 2006-14:** this is the number of new homes which have been built since 2006 (between 1 April 2006 and 31 March 2014, as identified in the Housing Land Supply Statement)
- **Developable committed sites (including allocations):** the number of dwellings with planning permission plus an estimate of dwellings that can be delivered on land allocated in the Plan.
- **Indicative remainder to be identified:** the indicative residual housing requirement for which a specific location has not yet been identified (i.e. indicative requirements minus the amount of dwellings committed or complete). These could come forward as windfall sites within existing urban areas and/or as greenfield sites on the edge of settlements that are identified through the site allocations development plan documents or community led planning documents, including neighbourhood plans

Community area strategies for Chippenham, Trowbridge, Salisbury, Amesbury and Melksham

- 5.14 The area strategies for the Principal Settlements of Chippenham, Trowbridge and Salisbury include additional place-specific policies relating to the Chippenham Central Area of Opportunity, the Trowbridge Central Areas of Opportunity, the Trowbridge Low-Carbon, Renewable Energy Network, the City centre regeneration of Salisbury, the future of Old Sarum Aerodrome and reinforcement of the 40ft policy, which preserves the prominence of Salisbury Cathedral in the skyline of Salisbury. In the Amesbury Area Strategy there are specific policies related to facilitating a new visitor centre for Stonehenge and the future business needs at Porton Down. Whilst in the Melksham Area Strategy there is a policy to safeguard the route of the Melksham link canal.

Amesbury Area Strategy

Spatial information and context

- 5.15 The Amesbury Community Area comprises the town of Amesbury and surrounding parishes. Amesbury is situated some eight miles north of Salisbury with Salisbury Plain, a large military training area further to the north. It is located on the A303, a major arterial route from London to the West Country. The town is surrounded by an ancient landscape: it is close to the World Heritage Site of Stonehenge which attracts over a million visitors a year. Large areas around Salisbury Plain and nearby Porton Down are also designated as SPAs, to reflect their unique make-up, of what is one of Europe's last natural semi-dry grassland habitats.
- 5.16 Along with Durrington and Bulford and the associated military garrisons, Amesbury forms part of a group of settlements which have close links to one another, both geographically and functionally, and collectively make up a large population, almost half that of the city of Salisbury. These settlements provide a service centre for the Amesbury Community Area. Durrington, in spite of its size lacks the strong identity of south Wiltshire's smaller centres such as Mere and Tisbury. Bulford, with a population of about 5,000, is closely interrelated to both Durrington and Amesbury and is heavily reliant on them for meeting its own needs relative to other comparably sized settlements in Wiltshire.
- 5.17 The last 15 years has seen the delivery of major growth in the Amesbury Community Area and two major employment sites continue to develop at Solstice Park and Porton Down. Solstice Park is a 64 hectare business park fronting the A303 at Amesbury and Porton Down is an international centre of excellence for biological research and health protection. Another key influence is the Ministry of Defence, with the airbase at Boscombe Down, a major research and development establishment, and the army garrisons at Larkhill, Bulford and Tilshead. There are exceptional local circumstances, which merit the continued support of existing employment land allocations at both Porton Down and Boscombe Down. Each of these employment sites is key to the South Wiltshire economy and makes an important contribution to the regional and national economy. The land identified should support science-based industry and research and facilitate the implementation of the Salisbury Research Triangle initiative.

The strategy for the Amesbury Area

- 5.18 The strategy for the Amesbury Community Area is focused around managing significant growth, ensuring that the world class employers in the area can continue to expand and provide valued employment opportunities in the area. The strategy for Amesbury seeks to make the town a more self-supporting community which has reduced the need to travel to larger urban centres. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Amesbury Community Area this includes the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

5.19 Specific issues to be addressed in planning for the Amesbury Community Area, include:

- The delivery of balanced growth in the community area focused around Amesbury which will help to facilitate the delivery of improved infrastructure and greater retail choice in the town ensuring that the strategically important employers at Porton Down, Boscombe Down and the MoD on Salisbury Plain can meet their future operational aspirations balanced against the protection of nationally important wildlife sites
- The MoD is one of the most significant employers in Wiltshire and makes an important contribution to its economy and to many communities across the county. The development of Britain's first 'Super Garrison' around the Salisbury Plain area is having far reaching implications for local communities and is attracting multi-million pound investment into the county. Although the Super-Garrison project will be supported overall, specific proposal sites will be assessed through a subsequent planning document
- A transport assessment is required for any major development proportionate to the scale of the proposal, in particular identifying appropriate mitigation against any significant impact on transport users, local communities and the environment
- The A303 corridor runs through the area and is a main arterial route from London to the south west. It suffers from problems, with intermittent stretches of single lane carriageway causing large delays at peak times. This has a knock-on effect on the attractiveness of the area for business and tourism investment. Studies have confirmed the need to overcome these problems by dualling the A303 along its length. Wiltshire Council will work collaboratively with agencies, such as the Highways Agency, the Department of Transport and English Heritage to try and achieve an acceptable solution to the dualling of the A303 that does not adversely affect the Stonehenge World Heritage Site and its setting.
- The need to make Durrington and Bulford more self-contained. They will have more local services and facilities to meet their own needs, meaning that functionally these settlements are less reliant on Amesbury
- Potential exists for further retail provision around the old Co-op store within Amesbury subject to meeting design requirements and the needs of the conservation area appraisal
- In Amesbury there are also concerns over the loss of A1 retail units especially to take-always. The vitality of the existing town centre will be protected by ensuring that the local centre at Kings Gate is commensurate with the day-to-day needs of the Archers and Kings Gate areas. Future policy proposals for the settlement will focus on assisting the existing town centre to continue to thrive, taking into account the impact of the recent approval of out of centre retail development
- Delivery of improved visitor facilities at Stonehenge. The council will also continue to work with partners to ensure that any future improvements to the A303 do not compromise this important World Heritage Site (WHS)
- There is a challenge to improve public transport, pedestrian and cycle linkages to ensure that the residential growth areas have easy, convenient and safe access to town centre facilities and to improve the number of the surrounding villages which are well served by public transport choice to the main service centre at Amesbury
- An acceptable solution to the need for dualling the A303 is needed, which must incorporate environmental measures to avoid adverse impacts upon the Stonehenge WHS. In 2007 the Government identified a bored tunnel as the

only acceptable solution to this.

- Treating the perception and fear of crime and anti-social behaviour is a high priority and measures are needed to try and make people feel safer in their communities
- Despite the number of visitors Stonehenge attracts, Amesbury and the surrounding area see little economic benefit from it
- The World Heritage Site will be protected from inappropriate development both within the Site and in its setting so as to sustain its OUV in accordance with Core Policy 59.
- There is a shortage of amenity space in the area, especially Amesbury East and this shortfall needs to be addressed and contributions will be sought from the planned growth through provision of new Amenity space and commuted payments under saved policy R2
- Development in the vicinity of the River Avon (Hampshire) or Salisbury Plain Special Areas of Conservation must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites
- Development with the potential to increase recreational pressure upon the Salisbury Plain Special Protection Area will be required to provide proportionate contributions towards the maintenance of the Stone Curlew Management Strategy²⁵ designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the Special Protection Area
- Ongoing protection and enhancement of the Stone Curlew and calcareous grassland habitat at Porton Down must be secured through the implementation of an Integrated Business and Environmental Management Strategy to effectively avoid potentially adverse effects of further development at the site maintaining the integrity of the Natura 2000 designations
- Development within the community Area will need to conserve the designated landscape of Cranborne Chase and West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics.

How will the Amesbury Community Area change by 2026?

- 5.20 Amesbury will continue to be the focus of managed growth within the community area. The town will have a good choice of transport and provide a good range of services including retail and health, acting as an important service centre to many of the villages. It will have good levels of employment, including the specialist sectors within the MoD, QinetiQ at Boscombe Down and the scientific research at Porton Down.
- 5.21 Amesbury will be a thriving community reflecting the aspirations of its residents. It will be a place where people want to stay, attracting new residents, businesses and visitors alike. Managed growth will have provided new homes and jobs, which support improved services and retail choice and cements Amesbury's own specific identity as a self-supporting community which has reduced the need to travel to larger urban centres like Salisbury or other larger centres along the A303 corridor.
- 5.22 Durrington and Bulford will also have become more self-contained. They will have more services and facilities to meet their own needs, meaning that functionally these settlements are less reliant on Amesbury. Through working with partners, especially English Heritage and the National Trust a lasting solution to the long term stewardship of Stonehenge will have been realised, returning the monument to a setting more respectful of its status as an international icon and delivering tangible

²⁵ Please refer to the [Biodiversity and Development](#) pages of the Wiltshire Council website for further details

economic benefits. The other objectives of the 2009 Management Plan, such as improving access to the World Heritage Site, developing sustainable transport and improving the conservation of archaeological sites, will have been realised.

[Figure 5.1 Amesbury community area]

Core Policy 4

Spatial Strategy: Amesbury Community Area

Development in the Amesbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Market Towns:</i>	<i>Amesbury (including Bulford and Durrington)</i>
<i>Large Villages:</i>	<i>Great Wishford, Porton, Shrewton, Tilshead and The Winterbournes.</i>
<i>Small Villages:</i>	<i>Allington, Berwick St James, Cholderton, Figheldean / Ablington, Gomeldon / East Gomeldon / West Gomeldon, Great Durnford, Hanging Langford, Lower Woodford, Middle Woodford, Milston, Newton Toney, Orcheston, Stapleford, Steeple Langford, Winterbourne Stoke and Wylie.</i>

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Boscombe Down (Qinetiq); London Road; Porton Down (DSTL/ HPA); High Post and Solstice Park.

Over the plan period (2006 to 2026) 17 ha of new employment land and approximately 2,785 new homes will be provided. About 2,440 should occur at Amesbury (including Bulford and Durrington), including land identified at Kings Gate, Amesbury for strategic growth.

<i>Kings Gate, Amesbury</i>	<i>New strategic housing allocation</i>	<i>1,300 dwellings</i>
<i>Boscombe Down</i>	<i>Saved Salisbury District Plan allocation</i>	<i>7 ha employment</i>
<i>Porton Down</i>	<i>Saved Salisbury District Plan allocation</i>	<i>10 ha employment²⁶</i>

The strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should meet any requirements as set out in the development templates shown by Appendix A.

Approximately 345 homes will be provided in the rest of the community area. Growth in the Amesbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Amesbury Community Area will need to demonstrate how those issues and considerations listed in paragraph 5.19 will be addressed.

²⁶ The Salisbury Local Plan 2011 identifies a 5ha site at Porton Down in policy E8B. Paragraph 5.16 goes on to state 'The site at Porton Down is about 5 hectares as a first phase, although there is a further 5 hectares of adjoining land available if required in the future'. The full 10ha is saved within Core Policy 4, although only the identified 5ha site is displayed on the maps.

Table 5.1 Delivery of Housing 2006 to 2026 – Amesbury Community Area

	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Amesbury, Bulford and Durrington	2440	1019	52	1,300	69
Remainder	345	130	31	0	184
Community Area Total	2785	1149	83	1,300	253*

Porton Down

- 5.24 The scientific community at Porton Down is a prized asset in Wiltshire. It comprises three organisations, the Defence Science and Technology Laboratory (DSTL), the Health Protection Agency (HPA) and the Porton Down Science Park operator, Tetricus. The Porton Down Science Park (PDSP) will be developed as both a science park and business incubation facility with an emphasis on the bioscience sector. Ten hectares were allocated at this site within the Salisbury District Plan 2003, which is saved by this strategy.
- 5.25 In January 2007, the council adopted the Porton Down Master Plan as an SPD to the saved Local Plan. The Master Plan has been reviewed as part of the production of this strategy and is still relevant, effective and valued by all parties.
- 5.26 Porton Down is designated as an SPA, principally for its large population of the rare Stone Curlew. The site is also designated as an SAC for its chalk grassland habitat and population of butterflies. While all parties are working positively to mitigate the impacts of the Porton activity on habitats, currently the issue has been addressed in a piecemeal fashion, which is slowing the development process and threatening key habitats.
- 5.27 The council is working with the Porton Down scientific community, Natural England and appropriate conservation bodies to agree an Integrated Business and Environmental Management Strategy (IBEMS). The IBEMS seeks to avoid the potentially adverse effects of known future business development upon Natura 2000 designations through an ongoing programme of research, monitoring and advanced habitat management and creation. The Porton Down stakeholders have already undertaken substantial work towards this and continue to do so. DSTL have undertaken initial work and have established that there are threatened species of butterfly on the site and enhancements required to juniper plantations that all require urgent action. Further work is currently underway, examining invertebrates, bats and other small mammals. The IBEMS will also provide an opportunity to enhance the biodiversity of the Porton Down site.

Core Policy 5

Porton Down

The council strongly supports the principle of the future development of the Porton Down Science Campus for research and development purposes and will work with the principal site stakeholders to build on the work already undertaken to facilitate their business aspirations in accordance with Strategic Objective 1 of the Core Strategy. This work will also ensure that the long-term future of Porton Down is secured based on a co-ordinated approach.

One specific issue in relation to which co-ordination is required is wildlife management. The council will thus work with all relevant interests to produce an Integrated Business and Environmental Management Strategy (IBEMS) for the Porton Down SAC, SPA and SSSI and the non-designated areas of the site that will be adopted as a Supplementary Planning Document. The IBEMS will seek to balance the existing and future economic and scientific significance of the site with safeguarding important nature conservation interests, while enhancing biodiversity across the Porton Down site. In order to facilitate future development, the IBEMS will identify future proposed development in generic terms, a broad timescale and high level assessment of impacts and demonstrate how these potentially adverse impacts will be avoided.

Proposals submitted in advance of the IBEMS being adopted as SPD, and stand alone projects not addressed in the IBEMS will likewise need to adequately demonstrate that either alone or in combination with other plans or projects, they do not have an adverse effect on the integrity of the Porton Down SPA, SAC or SSSI.

Stonehenge

- 5.28 A new Stonehenge World Heritage Site Management Plan was published in January 2009. The Plan provides a long-term strategy to protect the World Heritage Site for present and future generations. The primary aim of the Plan is to sustain the outstanding universal value of the World Heritage Site by protection, conservation and presentation of the archaeological landscape.. The Management Plan sets out many objectives for the World Heritage Site, such as improving the setting of Stonehenge and other prehistoric monuments, provide new visitor facilities, improving interpretation and access, and promoting sustainable transport. The plan was endorsed in July 2009 by Wiltshire Council as a material consideration in determining planning applications affecting the Stonehenge half of the WHS and its setting.
- 5.29 Large numbers of overseas visitors, as well as domestic tourists, consider Stonehenge a "must see" attraction. However there is a lack of capital made on this unique opportunity locally. There is little evidence of the attraction having any real economic benefit for Amesbury or the surrounding villages. The presence of linked trips or tourists deciding to stay in the surrounding villages is all but absent.
- 5.30 Wiltshire Council will continue to be active partners in seeking a long term solution which mitigates the impacts of the roads, delivers a greatly enhanced visitor

experience and returns the World Heritage Site to a more tranquil chalk downland setting appropriate to its status.

5.31 Core Policy 6 sets criteria for development affecting the World Heritage Site.

Core Policy 6

Stonehenge

The World Heritage Site and its setting will be protected so as to sustain its Outstanding Universal Value in accordance with Core Policy 59.

New visitor facilities will be supported where they:

- i. Return Stonehenge to a more respectful setting befitting its World Heritage Site status*
- ii. Include measures to mitigate the negative impacts of the roads*
- iii. Introduce a greatly enhanced visitor experience in a high quality visitor centre*
- iv. Implement an environmentally sensitive method of managing visitors to and from Stonehenge*
- v. Include a tourist information element, which highlights other attractions and facilities on offer in the surrounding area and raises the profile of Wiltshire.*

Bradford on Avon Area Strategy

Spatial information and context

- 5.32 The Bradford on Avon Community Area is located in the west of Wiltshire. The majority of the community area is within the Western Wiltshire Green Belt, and parts of the area are also within the Cotswolds AONB.
- 5.33 The historic town of Bradford on Avon is one of the smaller market towns in Wiltshire. The town features a number of important historic buildings, along with leisure facilities such as the Kennet and Avon Canal and is a popular tourist destination. The town currently offers a low range and number of employment opportunities and has a high level of out-commuting. In addition, although there is a range of specialist shops in the town, which help support the tourist industry, the overall retail offer serves only basic local needs. This has partly been addressed through the provision of a convenience store as part of the Kingston Mill development. The existing infrastructure in the town is under pressure, with schools and doctors surgeries at or near capacity. There are problems with high traffic volumes and congestion in the town centre and an Air Quality Management Area covers Market Street, Silver Street, Masons Lane and part of St Margaret's Street. There is a local aspiration for improvements to walking and cycling routes, including provision of a new footbridge linking the town centre and development at Kingston Mill, and for a reduction in traffic intimidation by giving priority to pedestrians. The Bradford on Avon Historic Core Zone project aims to address some of these issues. The community area has aspirations to become 'carbon neutral' by 2050.
- 5.34 Although Bradford on Avon is not identified as a strategic location for employment, the high levels of out-commuting indicate that development for business and employment uses should be encouraged to meet local needs. New employment provision will be provided at Kingston Farm (Moulton Estate) through a mixed use site. This additional provision will help improve the balance between housing and employment growth in the town, and offers the opportunity to improve self containment. It has been noted that Bradford on Avon faces a particular issue of the loss of employment land for housing. However, the current mix of small employers should ensure that Bradford on Avon is resistant to mass job losses resulting from a single business closure. Further loss of employment should be strongly resisted.

The strategy for the Bradford on Avon area

- 5.35 The strategy for Bradford on Avon is to provide growth on a modest scale and in order to deliver additional employment, thereby helping to improve the self containment of the town by providing jobs locally. Development will need to meet high standards of sustainable design and should incorporate renewable energy provision, to contribute to the town's aspirations to be carbon neutral. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Bradford on Avon Community Area this includes the Cotswolds Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

5.36 Specific issues to be addressed in planning for the Bradford on Avon Community Area, include:

- The economic self containment of Bradford on Avon will be addressed through delivering employment growth as part of strategic development and retaining all existing employment sites
- Strategic growth in Bradford on Avon will need to meet high standards of sustainable design and deliver renewable energy to help contribute to the town's targets to be carbon neutral. Affordable housing will also be provided as part of the strategic growth as there is a high level of need in the town
- Housing development in Bradford on Avon should be phased for delivery throughout the plan period to allow time for community initiatives to address pedestrian intimidation in the town centre to be implemented. This will also enable employment development to come forward in advance of further residential development, and will help to ensure a steady supply of new homes across the whole plan period
- The loss of employment land in Bradford on Avon will not be supported, in accordance with Core Policy 35. New employment development, in addition to the strategic allocation, will be supported. This will help address the historic loss of employment land in the town due to market forces and the attractiveness of Bradford on Avon to retired people, second home owners and commuters, which have exerted pressure on former employment sites in the town to be converted to residential use
- A transport assessment is required for major applications and must include an assessment of the likely future impacts of the Kingston Mills development and demonstrate how development will not exacerbate the existing AQMA. Consideration is also needed for any impacts from development on the high traffic volumes along the B3107 (Holt Road)
- Development should be planned so as to conserve and enhance the high quality built and natural environment in the community area having particular regard to the potential constraints of the Green Belt and Cotswolds AONB. The high quality historic environment in the community area should be protected and where practicable, enhanced
- All development within the Community Area will need to conserve the designated landscape of the Cotswolds AONB and its setting, and where possible enhance its locally distinctive characteristics
- Development associated with the Kennet and Avon canal will need to protect and enhance its wildlife value, landscape setting and recreational use
- All development will be required to maintain the integrity of the Bath and Bradford on Avon Bats Special Area of Conservation, having particular regard to the Wiltshire Bats SAC Guidance²⁷
- Developer contributions will be sought towards the expansion of the primary and secondary schools, and expansion or relocation to larger premises of one or both of the GP surgeries in the town
- An 'area of opportunity' in Holt (designated in the West Wiltshire District Plan) will be retained as it continues to offer a suitable location for mixed use development in accordance with Core Policy 1. Development of this site should be delivered through a comprehensive master planning process, and should be focused on providing live/work or local employment opportunities to help reduce the need for commuting
- Staverton is located in the Bradford on Avon Community Area, but adjoins Trowbridge and should be considered in relation to both Trowbridge and

²⁷ Please refer to the Biodiversity and Development pages of the Wiltshire Council website for further details

Bradford on Avon. The Area Strategy for Trowbridge plans for the continuous urban area of Trowbridge and so includes consideration for Staverton

How will the Bradford on Avon Community Area change by 2026?

5.37 New development will have improved the economic self-containment of the community area by enhancing employment opportunities, improving services within the town and delivering an appropriate mix of affordable and market homes to help meet local need. Development will have had due regard to the historic built and cultural environment of the town and will meet high standards of sustainable design. Renewable energy provision, linked with new development, will have contributed to the community area’s aspirations to be carbon neutral. The natural landscape will also have been protected and enhanced. Congestion will have been reduced through the promotion and improvement of sustainable transport, including enhancements to the cycling and walking route network. The Kennet and Avon canal and the River Avon will provide enhanced social, environmental and economic assets to the area as vital green infrastructure links with Bath and the wider countryside, and Barton Farm Country Park will have been maintained and enhanced as part of the wider green infrastructure network.

[Figure 5.2 Bradford on Avon community area]

Core Policy 7

Spatial Strategy: Bradford on Avon Community Area

Development in the Bradford on Avon Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Market Towns:</i>	<i>Bradford on Avon</i>
<i>Large Villages:</i>	<i>Holt, Westwood and Winsley</i>
<i>Small Villages:</i>	<i>Limpley Stoke, Monkton Farleigh, Staverton and Wingfield</i>

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Treenwood Industrial Estate and Elm Cross Trading Estate.

Over the plan period (2006 to 2026), 2 to 3 ha of new employment land (in addition to that already delivered or committed at April 2011) will be provided and approximately 780 new homes will be provided. About 595 dwellings should occur at Bradford on Avon, including land identified to the east of Bradford on Avon on land at Kingston Farm for strategic growth.

<i>Land at Kingston Farm</i>	<i>2 to 3 ha employment</i>	<i>150 dwellings</i>
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The strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should meet any requirements as set out in the development templates shown by Appendix A.

Approximately 185 homes will be provided in the rest of the community area. Growth in the Bradford on Avon Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Bradford on Avon Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.36 will be addressed.

Table 5.2 Delivery of Housing 2006 to 2026 – Bradford on Avon Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Bradford on Avon Town	595	385	193	150	17
Remainder	185	97	12	0	76
Community area total	780	482	205	150	93

Calne Area Strategy

Spatial information and context

- 5.38 The Calne Community Area is located to the north of Wiltshire and is characterised by a high quality rural landscape which includes areas of the North Wessex Downs AONB. The area contains the Market Town of Calne which is surrounded by a number of smaller rural settlements.
- 5.39 Calne provides an important centre for the surrounding area, it features many historic buildings and has benefited from regeneration projects, including provision of a new library. However, further opportunities for regeneration remain and further development in Calne should be focussed on supporting investment in services and improvements in the town centre. There is some pressure on community health facilities in the town, with GP surgeries at or near capacity. In addition, the emergency services are looking for new or additional sites and additional cemetery capacity is required. The close proximity of the area to the M4 has attracted key employers to Calne in the past and it is identified as a strategic employment location in Wiltshire. This close proximity to the M4, Swindon and Chippenham does however mean that the town has a low level of economic self-containment and people often travel elsewhere for jobs and services. However, Calne is one of the more affordable settlements in the county.

The strategy for the Calne Area

- 5.40 The strategy for Calne is to ensure that housing growth is carefully balanced with job creation and town centre improvement. A relatively high level of growth has been suggested for Calne in the past to help facilitate the delivery of an eastern distributor road to alleviate town centre traffic. However the scale of growth needed to deliver such a new road now would be higher than is appropriate for the town. The actual level of growth proposed is on a more organic scale and would not support the provision of this significant infrastructure. As a large proportion of development has already come forward in the plan period, future development during the remainder of the plan period should be phased to ensure that infrastructure and employment provision appropriately supports development in the town.
- 5.41 The strategy for Calne will help to maintain the economic base in the town with mixed growth of employment alongside housing, thus improving the self-containment of the settlement. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Calne Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

- 5.42 Specific issues to be addressed in planning for the Calne Community Area, include:
- The community have commenced work on preparing a Town Plan for Calne which could be adopted as a Supplementary Planning Document (SPD) in the future, or lay the foundations of a neighbourhood plan. This will identify projects to help strengthen and regenerate the town centre and build on the success of

recent regeneration projects

- The town plan will also investigate opportunities to address town centre traffic congestion and improve public transport access to the town centre
- Consideration is needed for making greater use of the River Marden, which runs through the town centre, and could be utilised more successfully as an attractive feature of future regeneration projects, while also protecting and enhancing the important ecological value and landscape character of the river corridor
- A transport assessment is required for major applications and should include investigations into identifying an appropriate solution to reducing the impact on traffic from the waste facilities located on the edge of Calne, which are a source of heavy vehicles
- Developer contributions from future housing growth should also help to deliver infrastructure necessary in the town, which has not been delivered at an appropriate rate through historic development. In particular, there is a lack of cultural and entertainment facilities on offer in Calne compared to other towns of a similar size
- Other infrastructure requirements include the need to expand the existing GP surgeries, and provide additional cemetery capacity. The fire and rescue service is also considering relocating closer to the North Beversbrook Road area and so new facilities may be required
- Potential for additional convenience retail has been identified for Calne in the Wiltshire Town Centre and Retail Study. It is important that this is directed to the central area of the town to help improve the retail offer and the vitality and viability of the town centre
- The delivery of a proposed leisure campus in Calne will provide enhanced community facilities and could help to strengthen the overall offer of the town. It is very important that such facilities are also directed towards the town centre, where this is practicable
- Non strategic growth should be brought forward in accordance with Core Policy 2 and phased throughout the plan period to deliver homes in a balanced manner that will enable infrastructure and traffic congestion issues to be addressed
- All development within the Community Area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting, and where possible enhance its locally distinctive characteristics
- The eastern part of the Calne Community Area borders the Avebury section of the Stonehenge and Avebury World Heritage Site. It is therefore important that future development is sensitive to the setting of the World Heritage Site
- The historic alignment of the Wilts and Berks canal passes through Calne Community Area and will be safeguarded in accordance with CP 53
- An AQMA has been declared in the town²⁸ and there are local concerns that development sites will exceed the mandatory limits set by European Directive 2008/50. Measures to improve air quality in Calne must be considered

How will the Calne Community Area change by 2026?

5.43 Calne will be an active and attractive centre for the community area, offering a range of retail outlets accessible by public transport. The town will have services that are well used, including entertainment and recreational facilities. The community will feel proud of Calne, and will benefit from its range of accommodation and good links with local businesses. Development will have supported the growth of services and community facilities within the town. People within the community area will

²⁸ Wiltshire Council Calne Air Quality Management Area Order 2013

have access to a range of jobs, which will have helped in reducing the present high levels of out-commuting. Progress will have been made towards the restored Wilts and Berks Canal and the River Marden will provide social, environmental and economic assets to the area as part of a wider green infrastructure network linking Calne with Chippenham and the wider countryside.

[Figure 5.3 Calne Community Area]

Core Policy 8

Spatial Strategy: Calne Community Area

Development in the Calne Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Market Towns:</i>	<i>Calne</i>
<i>Large Villages:</i>	<i>Derry Hill / Studley</i>
<i>Small Villages:</i>	<i>Bremhill, Cherhill, Compton Bassett, Heddington and Hilmarton</i>

The following Principal Employment Area will be supported in accordance with Core Policy 35: Porte Marsh Industrial Estate.

Over the plan period (2006 to 2026), approximately 1,605 new homes will be provided, of which about 1,440 should occur at Calne and approximately 165 homes will be provided in the rest of the community area. Growth in the Calne Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Over the plan period (2006-2026), 6 hectares of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:

<i>Land East of Beversbrook Farm and Porte Marsh Industrial Estate</i>	<i>Saved North Wiltshire District Plan Allocation</i>	<i>3.2 hectares</i>
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Development proposals in the Calne Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.42 will be addressed.

Table 5.3 Delivery of Housing 2006 to 2026 – Calne Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Calne Town	1,440	757	639	0	44
Remainder	165	72	18	0	75
Community area total	1,605	829	657	0	119

Chippenham Area Strategy

Spatial information and context

- 5.44 Chippenham Community Area is located in the northern part of the county and includes the market town of Chippenham, which is identified in this strategy as a Principal Settlement. The community area lies partly within the Cotswolds AONB and contains several Sites of Special Scientific Interest (SSSI).
- 5.45 Chippenham is located within a rural setting and acts as an important service centre for a number of villages within the community area and the surrounding towns and villages within north Wiltshire. The area is an attractive place to live and has several excellent schools. Although there is a relatively strong retail offer within the town, people from the catchment area often choose to shop in other larger settlements, including Bath and Swindon, and as such the town centre retail offer in Chippenham should be strengthened.
- 5.46 Chippenham is one of the largest towns in Wiltshire and has excellent transport links, being in close proximity to the M4 and located on the main Bristol to London railway route. As such the town is an attractive location for employers, but this has also led to significant levels of out-commuting. As there is currently a shortfall of suitable land for employment growth in the town, a priority for this strategy is to ensure appropriate economic development takes place to prevent existing and prospective employers moving elsewhere. A failure to respond to this issue could lead to a loss of local employment at a time when some job losses are anticipated due to the current economic climate.

The strategy for the Chippenham Area

- 5.47 The strategy for Chippenham is based on delivering significant job growth, which will help to improve the self-containment of the town by providing more jobs for local people. To ensure employment is accessible to the local population a sustainable distribution and choice of employment sites will be provided at the town. They will form part of mixed use urban extensions, incorporating housing, that are well integrated with the town. Currently, the limited opportunities for the redevelopment of brownfield sites in Chippenham means that it is necessary to identify greenfield sites on the edge of town. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Chippenham Community Area this includes the Cotswolds Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.
- 5.47a Strategically important mixed use sites for the town's expansion will be identified in a Chippenham Site Allocations Development Plan Document.

Issues and considerations

- 5.48 Specific issues that should be addressed in planning for the Chippenham Community Area include:
- New employment provision in Chippenham is a priority and will help to redress the existing levels of net out-commuting. New employment provision will be

supported on the allocated strategic sites and on identified town centre regeneration/brownfield opportunity sites

- Housing development in Chippenham should be phased for delivery throughout the plan period. This will enable employment development to come forward in advance of further residential development, and will help to ensure a steady supply of new homes across the whole plan period
- Chippenham's offer as a service centre will be enhanced, particularly the town centre for retail, leisure and the evening economy in order to reduce the outflow of shopping and leisure trips
- Securing expansion to Chippenham's town centre by providing additional convenience floorspace of 703 sq m net by 2015 rising to 1338 sq m net by 2020 and an additional 3181 sq m net comparison floorspace rising to 7975 sq m net by 2020 to include an improved retail offer through redevelopment of the Bath Road Car Park/ Bridge Centre which is a priority along with redevelopment of other smaller town centre brownfield sites
- Further out of centre retail development in Chippenham would weaken the town centre and future provision should be focused in the central regeneration opportunity area. Any proposals for edge of town centre retail development should clearly demonstrate that the development would not have a detrimental impact on the town centre
- Public transport connectivity and pedestrian and cycling links to the town, town centre, railway station and Wiltshire College campuses needs to be improved including better integration of different modes
- The River Avon is an important asset for the town and the local environment, and will be better integrated with the town centre and urban extension as part of a green infrastructure strategy, as a green corridor for wildlife, as a recreational space and as a sustainable transport route for pedestrians and cyclists
- All development within the community area will need to conserve the designated landscape of the Cotswolds AONB and its setting, and where possible enhance its locally distinctive characteristics
- Development will, where possible, enhance the ecological value of the Birds Marsh Wood County Wildlife Site and Birds Marsh Meadow County Wildlife Site
- There is a need to plan for the potential re-use of the Hullavington MoD site which became surplus to requirements. This site is designated as a conservation area and is an important heritage asset
- The former Chicken Factory site in Sutton Benger needs to be redeveloped and provides the opportunity to deliver local housing and to support rural services and new employment opportunities in the village
- A number of improvements are needed to infrastructure provision in Chippenham and these include the need for new GP, Fire, Police and Ambulance facilities. A shared site, and/or contributions for such provision could offer an effective route to improved service delivery providing they are centrally located as practicable and in a sustainable and accessible location. Contributions toward enhanced health and emergency services provision will be sought, where appropriate, from any proposed development at Chippenham, subject to viability and timing
- The existing Hardenhuish and Sheldon secondary schools are oversubscribed and further work is needed to assess either the need for a new secondary school in the town or the opportunity for expansion of Abbeyfield secondary school. Secondary school provision should be integral to any proposed mixed use development in Chippenham
- Further infrastructure requirements include improved facilities for the young, including a possible skate park for the town

- Abbeyfield School is a business and enterprise school with close links with the local Chambers of Commerce. A small business enterprise zone, linked to the school, should be developed as a centre of excellence to facilitate dynamic and reciprocal links with local businesses to ensure direct pathways from education through to training through to employment. This will help to encourage young people to stay within Wiltshire
- A more detailed Strategic Flood Risk Assessment (Level 2) is needed to provide a robust understanding of flood risk and inform decisions about the town's growth and appropriate selection of sites for development. Such work should consider all aspects of flood risk and, where practicable, the scope of the assessment should be agreed with the council and Environment Agency

How will the Chippenham Community Area change by 2026?

- 5.49 Chippenham's role as a strategic employment location will have been successful in retaining internationally renowned employers in the manufacturing and service sectors, including ICT, rail systems and logistics and future development will have been employment led. Job growth will have taken place on existing sites within the urban area, as well as on sustainable edge of town sites.
- 5.50 The town centre will have been improved, with an enhanced mix of retail, leisure and entertainment uses and greater integration with the River Avon, making Chippenham an attractive and popular centre. The River Avon will be a defining and connecting feature and its active riverfront combined with the historic centre, market, parks and open spaces will have provided a thriving artery and distinctive identity for the town.
- 5.51 The self-sufficient status of the town will have been improved, although its excellent transport connectivity will continue to be an asset to the town, making it a popular location for employers. Housing development will have been highly sustainable and balanced, with early delivery of key infrastructure, and key services and facilities in the town will have been improved. Young people will choose to stay to live and work in the town because of the employment opportunities, access to housing and other available facilities.
- 5.52 Modest levels of development to meet local housing need and to support rural services and local employment opportunities will have been delivered in the villages.

[Figure 5.4 Chippenham community area]

Regeneration of Chippenham Central Area

- 5.53 The council is working with developers to ensure viable and comprehensive site solutions are delivered, which will secure investment in Chippenham. The nature of development to come forward on these sites will be determined in accordance with the key principles set out below and in Core Policy 9. A Chippenham Central Area Master Plan will be developed to provide a more detailed framework for the delivery of additional regeneration opportunity sites. If appropriate, this will be adopted as a Supplementary Planning Document (SPD) or via an alternative planning mechanism. Specific development proposals arising from the Chippenham Central Area Masterplan will be included in the scope of the proposed Chippenham Site Allocations DPD.
- 5.54 The key principles to be addressed in developing the Chippenham Central Area are:

- A place to live and work – proposals should be for mixed use schemes and incorporate high quality design standards
- The river as a defining and connecting feature of the town – any proposals for development in the central opportunity area should demonstrate how they will contribute to enhancing the river as an attractive feature of the development, providing improved pedestrian and cycle routes, public open space and active riverside frontages
- A retail destination of choice – retail proposals will be supported in the central opportunity area providing it is clearly demonstrated how the proposals will strengthen the retail offer of the town and not lead to fragmentation or a weakening of the existing offer
- A vibrant business location – mixed use proposals will be supported, particularly including office development, if this is well integrated into high quality development schemes providing for a range of appropriate town centre uses
- An accessible town centre – all proposals should establish appropriate high quality public realm and pedestrian and cycle routes to create a lively visual and social environment focused on linking all parts of the town with its centre

Core Policy 9

Chippenham Central Areas of Opportunity

The redevelopment of the following sites will be supported.

- i) Bath Road Car Park/Bridge Centre Site - to form a retail extension to the town centre to provide a supermarket and comparison units.*
- ii) Langley Park - to deliver a mixed use site solution for a key redevelopment opportunity area to support the retention of significant business uses on part of the site.*

In addition, the River Avon Corridor will be enhanced for leisure and recreation uses in an environmentally sensitive manner and developed as an attractive cycle/pedestrian route connecting the town centre with the wider green infrastructure network, while conserving and enhancing its role as a wildlife corridor.

Development will be delivered on opportunity sites elsewhere in the central area in accordance with the key principles listed in paragraph 5.54.

All proposals should meet high quality design and sustainability standards including exemplary public realm and strong pedestrian and sustainable transport links.

[Figure 5.5 Chippenham Central Areas of Opportunity]

Strategic Approach to New Development in Chippenham

5.54a Core Policy 10 identifies a need to identify at least a further 2625 dwellings (once existing completions and commitments have been taken into account) and 26.5 ha²⁹

²⁹ Showell Farm employment site, Chippenham is not included as a site with planning permission

of land for employment development on land adjoining the built up area. The Chippenham Site Allocation DPD will identify mixed use land opportunities necessary to deliver at least this scale of growth. In this context there are a number of strategic areas where large mixed use sites could be located and directions for growth are shown diagrammatically below:

[INSERT DIAGRAM]

- 5.54b These broad 'strategic areas' for growth are indicated by barriers such as main roads, rivers and the main railway line. The A350 may be considered as one such barrier to development. The Chippenham Site Allocations DPD will assess how each of these areas performs against criteria contained in Core Policy 10.
- 5.54c These criteria address relevant issues identified in paragraph 5.48. The DPD will identify a strategic site or sites and, applying these criteria and all other policies of the Plan, will focus first on the area that is best able to deliver growth. Preparation of the DPD will assess the viability and capacity to deliver infrastructure necessary to serve the needs created by new development and where possible contribute (cumulatively with other developments) to solving strategic infrastructure problems facing the town. Areas will be considered sequentially on a similar basis and by these means the growth of Chippenham can be best directed to support the town's economic growth, resilience and quality of its environment.

Core Policy 10

The Spatial Strategy: Chippenham Community Area

Development in the Chippenham Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Principle Settlements:</i>	<i>Chippenham</i>
<i>Large Villages:</i>	<i>Christian Malford, Hullavington, Kington St Michael, Sutton Benger and Yatton Keynell</i>
<i>Small Villages:</i>	<i>Biddestone, Burton, Grittleton, Kington Langley, Langley Burrell, Lower Stanton St Quintin, Nettleton, Stanton St Quintin and Upper Seagry</i>

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Bumpers Farm Industrial Estate, Methuen Park and Parsonage Way Industrial estate.

Over the plan period (2006 to 2026), 26.5 ha of new employment land (in addition to that already provided or committed at April 2011)³⁰ and approximately 5,090 new homes will be provided. At least 4,510 should occur at Chippenham.

Allocations at Chippenham will be identified in the Chippenham Site Allocations Development Plan Document (DPD) and will accommodate approximately 26.5ha of land for employment and at least 2,625 new homes. The DPD will set out a range of facilities and infrastructure necessary to support growth. Areas for growth and site allocations within the DPD will be guided by the following criteria:

³⁰ Showell Farm employment site, Chippenham is not included as a site with planning permission

1. The scope for the area to ensure the delivery of premises and/or land for employment development reflecting the priority to support local economic growth and settlement resilience
2. The capacity to provide a mix of house types, for both market and affordable housing alongside the timely delivery of the facilities and infrastructure necessary to serve them;
3. Offers wider transport benefits for the existing community, has safe and convenient access to the local and primary road network and is capable of redressing transport impacts, including impacts affecting the attractiveness of the town centre
4. Improves accessibility by alternatives to the private car to the town centre, railway station, schools and colleges and employment
5. Has an acceptable landscape impact upon the countryside and the settings to Chippenham and surrounding settlements, improves biodiversity and access and enjoyment to the countryside
6. Avoids all areas of flood risk (therefore within zone 1) and surface water management reduces the risk of flooding elsewhere

Sites that do come forward should be the subject of a partnership between the private and public sector based on frontloading with a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

Approximately 580 homes will be provided in the rest of the community area over the plan period.

Development proposals in the Chippenham Community Area will need to demonstrate how the relevant issues and considerations listed in paragraphs 5.48 and 5.54 will be addressed.

Table 5.4 Delivery of housing 2006 to 2026 – Chippenham Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Chippenham Town	4,510	995	3,040	2,400	475
Remainder	580	326	105	0	149
Community area total	5,090	1,321	3,145	2,400	624

Corsham Area Strategy

Spatial information and context

- 5.55 The Corsham Community Area is characterised by its rural setting, high quality landscape, and historic built environment. The area is located within the Cotswolds AONB and the natural beauty of the area is also protected by the West Wiltshire Green Belt. It has a number of extremely attractive buildings, in settlements such as Lacock village, a popular tourist destination.
- 5.56 The main settlement in the community area is the town of Corsham, which has seen considerable growth in recent years. The community area has strong economic relationships with the nearby major settlements of Bath and Chippenham, which offer higher order services, including for leisure and retail. However, despite the area's proximity to the M4 transport corridor, the transport network in the area is generally poor, characterised by a rural road network with limited rail connectivity. Community and health facilities in Corsham are under pressure, with most GP surgeries at capacity. In addition, there is a need for a new cemetery. The area uniquely includes a concentration of active and dormant underground mines around Corsham, Box and Gastard, which provide the famous Bath stone, valued locally and beyond. These mines also support internationally important populations of roosting bats which utilise the landscape of the entire area and are protected by a Special Area of Conservation (SAC) designation.
- 5.57 Recent and historic growth around the Corsham and Rudloe area has been strongly influenced by the military. The area retains a large military site, MoD Corsham, which has been significantly upgraded to form a 'state of the art' operational facility. The military presence has led to the area being traditionally a net importer of workers. However, reductions in the size of the military facilities in the future may alter this situation.

The strategy for the Corsham Area

- 5.58 Corsham has not been identified as a location for new strategic employment growth. Corsham has a large existing employment base for a town of its size due to the presence of the MoD and continues to be a net importer of workers (more jobs available than total resident workers) yet also has relatively high levels of out-commuting. New employment development at the town should seek to improve the retention of workers, with the redevelopment of MoD Corsham, ensuring that Corsham will remain an important employment location in Wiltshire. Overall, the strategy supports some future growth to help facilitate the delivery of improved services and facilities in the community area. Any proposed strategic housing and employment allocations identified to the south of Chippenham in the Chippenham Site Allocations Development Plan Document will support the spatial strategy for Chippenham but may be located within the Corsham community area. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Corsham Community Area this includes the Cotswolds Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

5.59 Specific issues to be addressed in planning for the Corsham Community Area, include:

- New growth in Corsham will be balanced with housing delivery alongside employment. This is particularly important as Corsham has seen significant housing growth in recent years which has not been accompanied by appropriate increases in services and facilities
- Employment growth should be delivered in Corsham to complement the existing strong employment base (currently dominated by the military presence) and allow for economic diversification. There are particular opportunities in the area associated with specialist technologies that have developed within a number of sites in the area. These include Spring Park which represents a significant permission with strategic value for Wiltshire
- The area contains a number of redundant MoD sites and proposals for the redevelopment of MoD sites which are well related to the town will be supported in accordance with Core Policy 37 (Military Establishments). All major development sites coming forward in the wider Corsham area must clearly demonstrate that the proposal will be well integrated into the existing settlements and enhance the character of the area. A master plan should be prepared for each site in conjunction with the community
- There are opportunities for some additional comparison retail in Corsham to help to more effectively meet the needs of local residents and help reduce trips by car to other destinations. However, scope for any additional convenience retail provision in the town should focus on qualitative improvements and will only be appropriate if a suitably located site is available
- The delivery of a proposed community campus in Corsham will provide enhanced community facilities in the town centre and help to strengthen the overall offer of the town
- Developer contributions from future housing growth should also help to deliver infrastructure necessary in the town. In particular, additional community and health facilities are needed, along with additional cemetery provision. There is also a need for a permanent, centrally located, ambulance standby point in the town
- Transport assessments required for major development should include identifying appropriate solutions to address capacity issues on the A4 and Bradford Road
- The bus network in the area lacks connectivity and this creates a reliance on the car to travel to work, yet highway capacity in and around Corsham is poor. Reopening the railway station could be a significant boost to local businesses and should remain a priority. Improvements to bus services could help encourage a further shift away from car use and should form part of an integrated transport solution including cycling links between rural settlements and the Corsham town centre
- The re-use of historic buildings in Corsham will be encouraged to sustain and maintain the character and identity of the town, as well as provide further employment and community facilities, providing proposals are of high quality design and sensitive to the historic setting and designations. Opportunities for Corsham to be promoted as a tourist destination should also be explored
- The former MoD underground sites in the area are of international importance and development should be in accordance with the Historic Partnership Agreement (HPA) for the management of these sites
- All development within the community area will need to conserve the designated landscape of the Cotswolds Area of Outstanding Natural Beauty

and its setting, and where possible enhance its locally distinctive characteristics

- All development will maintain the integrity of the Bath and Bradford on Avon Bats Special Area of Conservation, having particular regard to the Wiltshire Bats SAC Guidance.

How will the Corsham Community Area change by 2026?

5.60 Development within the community area will have helped to improve the level of services and facilities in the area and have met local housing need. The unique nature of the villages will have been retained and Corsham will have further established itself as a tourist and employment destination. Redundant MoD sites will have been successfully redeveloped in the most sustainable way and be closely integrated with the wider community following consultation and agreement with the local community. The River Avon will provide a social, environmental and economic asset to the area as part of a wider green infrastructure network linking Corsham with Chippenham, Bath, and the wider countryside.

[Figure 5.6 Corsham community area]

Core Policy 11

Spatial Strategy: Corsham Community Area

Development in the Corsham Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Market Towns</i>	<i>Corsham</i>
<i>Large Villages:</i>	<i>Box, Colerne and Rudloe</i>
<i>Small Villages:</i>	<i>Gastard, Lacock, Neston and Westwells</i>

Over the plan period (2006 to 2026), 6 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Leafield Industrial Estate and Fiveways Trading Estate.

Over the plan period (2006 to 2026), approximately 1395 homes will be provided, of which about 1,220 should occur at Corsham. Approximately 175 homes will be provided in the rest of the community area. Growth in the Corsham Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Corsham Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.59 will be addressed.

Table 5.5 Delivery of Housing 2006 to 2026 - Corsham Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Corsham Town	1,220	549	341	0	330
Remainder	175	199	45	0	0
Community area total	1,395	748	386	0	330

Devizes Area Strategy

Spatial information and context

- 5.61 The Devizes Community Area is predominantly rural in character, containing a number of small villages and featuring a high quality landscape, lying partly within the North Wessex Downs AONB.
- 5.62 The main settlement within the community area is Devizes, which is one of the largest market towns in Wiltshire. The urban area of Devizes includes the administrative area of Devizes Town Council and parts of Bishops Cannings and Roundway parishes. Devizes has a well regarded town centre and has a good range of shopping and recreational facilities. Although not within a strategic transport corridor, Devizes is located on the crossroads of the A361 and A342, which serve as important links to Chippenham, Swindon and the M4. The town has historically been the focus for development within east Wiltshire and has a large and varied employment base with a relatively high level of residents living and working in the town.
- 5.63 Devizes is identified as a location for strategic employment growth. The town retains a large and varied employment base and should be resistant to job losses from single business closures. Devizes has a good record of attracting employers, although given its location and transport access, these have tended to be small to medium businesses catering for local networks. The success of Devizes as an employment location and the status of the town should enable it to continue to be a strategic location for new employment outside the principle employment growth areas of Wiltshire.

The strategy for the Devizes Area

- 5.64 The development strategy for the Devizes Community Area supports Devizes' role as a significant service centre providing jobs, homes and attractive retail opportunities within east Wiltshire whilst recognising existing constraints within the highway network and the town's rich built and natural environment. The town should support the role of the nearby larger villages providing access to schools, doctors and small scale convenience shopping. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Devizes Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.
- 5.65 Specific issues to be addressed in planning for the Devizes Community Area, include:
- Traffic congestion is a major issue in Devizes and will be a significant consideration when discussing future growth in Devizes. A traffic simulation model has been developed to better understand the potential impact of new development³¹. A Devizes Town Transport Strategy is being prepared by Wiltshire Council in consultation with representatives of the local community and will consider sustainable transport solutions to reduce congestion as well as possible upgrades to existing junctions. All developments in Devizes that have the potential to increase the number of vehicles on the Devizes road

³¹ Devizes Traffic Model: Local Model Validation Report, PFA Consulting, January 2012 and Devizes Traffic Model: 2026 Model Forecasting: Core Strategy Options Testing, PFA Consulting, January 2012.

network will be expected to contribute to the implementation of this strategy

- Air quality is becoming a major issue in Devizes. An Air Quality Management Area (AQMA) has been declared in relation to a discrete area around Shanes Castle. Other points along the A361 through Devizes are also being monitored and there are local concerns that these sites will also exceed the mandatory limits set by European Directive 2008/50. Measures to improve air quality in Devizes must be considered, particularly through actions arising from the Devizes Town Transport Strategy
- There is a long term aspiration in the Devizes Community Area to secure a railway station to serve the town. Locations at Lavington or Lydeway have been suggested. Opportunities to develop a strategy for rail access to Devizes should be explored during the plan period
- The rate of development in Devizes should reduce compared to recent trends in recognition of the need to improve local infrastructure before significant new development takes place. Non strategic growth should be brought forward in accordance with Core Policy 2 and phased throughout the plan period to deliver homes in a balanced manner that will enable infrastructure and traffic congestion issues to be addressed
- Developer contributions from future housing growth should also help to deliver infrastructure necessary in the town. In particular, capacity improvements are needed to the water supply network and the sewer system, including likely relocation of discharge points. A replacement is also needed to Devizes Ambulance Station
- The cultural heritage of Devizes is very important. Two potential regeneration sites, the Wharf and Assize Courts, present an opportunity to enhance and develop this historic heritage through development that encourages tourism, recreation and community uses whilst retaining the historic integrity of each site. Development could have a dramatic impact on Devizes Wharf. Therefore improvements to the public realm at the Wharf and guidance on appropriate development should be secured through the preparation of a supplementary planning document³²
- The irregular street pattern in Devizes centre provides a unique and attractive retail environment, although it does also limit the potential for developing new larger format retailers. Recent research has concluded that Devizes is becoming less competitive within Wiltshire and has identified scope for an additional 840 sqm of new small scale comparison floorspace by 2015, rising to 2,125 sqm in 2020 to improve its competitiveness³³. Within the primary shopping areas in Devizes, proposals for new comparison retail units will be supported provided the proposal is integrated with and provides enhancement to the existing fabric of the town centre and respects the historic character of the town
- Providing for a range of employment growth at Devizes will help to further diversify the existing offer in the town, ensuring that it remains an area of key economic importance in Wiltshire for the future
- The loss of green space within the town for development would undermine the character of Devizes
- The rural identity of Bishops Cannings and Roundway parishes together with sites of biodiversity value are an important part of the landscape setting which helps define the character of Devizes
- All development within the Community Area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting and where possible enhance its locally distinctive characteristics

³² Devizes Wharf Planning Brief, Draft Supplementary Planning Document, June 2011.

³³ Wiltshire Town Centre and Retail Study 2011.

- Development associated with the Kennet and Avon canal will need to protect and enhance its wildlife value, landscape setting and recreational use
- The north eastern section of the Devizes Community Area borders the Avebury section of the Stonehenge and Avebury World Heritage Site and contains a number of its attributes of outstanding universal value. Development will be particularly sensitive to these and the setting of the World Heritage Site

How will the Devizes Community Area change by 2026?

5.66 Devizes will have a strengthened service centre role for employment, retail and community services within the community area and east Wiltshire. New residential, employment and retail development will have been delivered to support the town's high level of self containment. Additional housing will have been provided to help meet the needs of local people. The resilience of the town will have been reinforced by strengthening its small business economy and development will have had regard to capacity constraints within the town's road network and air quality. The Kennet and Avon canal will continue to act as a vital social, environmental and economic asset to the area as part of a wider green infrastructure network linking Devizes, Trowbridge, Bradford on Avon, Bath and the wider countryside.

[Figure 5.7 Devizes Community Area]

Core Policy 12

Spatial Strategy: Devizes Community Area

Development in the Devizes Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Market Towns</i>	<i>Devizes</i>
<i>Local Service Centres:</i>	<i>Market Lavington</i>
<i>Large Villages:</i>	<i>Bromham, Potterne, Rowde, Urchfont, West Lavington / Littleton Pannell and Worton</i>
<i>Small Villages:</i>	<i>All Cannings, Bishops Cannings, Easterton, Erlestoke, Great Cheverell and Marston.</i>

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Banda Trading Estate, Folly Road, Hopton Industrial Estate, Hopton Park, Le Marchant Barracks, Mill Road, Nursteed Industrial Estate and Police Headquarters.

Over the plan period (2006 to 2026) 9.9 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including:

<i>Land between A361 and Horton Road</i>	<i>New strategic employment allocation</i>	<i>8.4 ha</i>
<i>Nursteed Road</i>	<i>Saved Kennet District Plan allocation</i>	<i>1.5 ha</i>

The strategic employment allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should be in accordance with the Development Templates shown by Appendix A.

Over the plan period (2006 to 2026), approximately 2,500 new homes will be provided of which about 2,010 should occur at Devizes. Approximately 490 homes will be provided in the rest of the community area. Growth in the Devizes Community Area may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Devizes Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.65 will be addressed.

Table 5.6 Delivery of Housing 2006 to 2026 - Devizes Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Devizes Town	2,010	1,316	361	0	333
Remainder	490	225	55	0	210
Community area total	2,500	1,541	416	0	543

Malmesbury Area Strategy

Spatial information and context

- 5.67 Malmesbury Community Area is located in the north of Wiltshire, it is predominantly rural in character and includes parts of the Cotswold AONB. The area has important functional links with Cirencester to the north and includes the market town of Malmesbury and a number of rural villages including Ashton Keynes, Crudwell, Great Somerford, Oaksey and Sherston.
- 5.68 The hill top town of Malmesbury is almost surrounded by the River Avon and contains an historic core which includes Malmesbury Abbey, Town Walls and Market Cross, and has an important role as a tourist destination. There is a small employment base in the town which is dominated by a single manufacturer, yet overall there is a pattern of net in-commuting to the town. Malmesbury is an important local retail centre for the surrounding rural area. The town's proximity to the M4 and the A429 is a real asset and should provide the impetus required for attracting increased employment growth. Malmesbury is also close to the Cotswold Water Park, which is an important tourist destination, and the former RAF Kemble (located on the border with Cotswold District Council and now called Kemble Business Park), which has developed into a Business Park.

The strategy for the Malmesbury Area

- 5.69 Given Malmesbury's rural location and the characteristics of the town, it is not realistic to plan for significant growth, but some new homes will contribute towards alleviating affordability issues in the area. The strategy for Malmesbury is to support its role as an important tourist location in Wiltshire and local retail centre offering a range of shops and services for the wider community. It is important that some housing development occurs to meet local housing need and to support the employment, service and retail role that Malmesbury provides. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Malmesbury Community Area this includes the Cotswolds Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

- 5.70 Specific issues to be addressed in planning for the Malmesbury Community Area, include:
- Providing appropriate levels of housing in the town. Malmesbury has a high quality historic environment with few opportunities to bring forward new affordable homes on previously developed land. It is possible that a greenfield site may need to be identified to provide for housing need in the community area and enable the local economic base to diversify. Such opportunities should be identified through a community-led neighbourhood plan or in accordance with Core Policy 2
 - Consideration for primary school places as the existing schools in the town are close to capacity. Collaborative work to prepare a neighbourhood plan should also carefully consider how primary school capacity can be satisfactorily resolved in a timely manner and integrated with any future housing growth

- Developer contributions from future housing growth should also help to deliver other infrastructure necessary in the town. This may include contributing to the relocation of Malmesbury fire station from the town centre to the northern part of Tetbury Hill
- Diversification of the employment base which will help to strengthen the local economy and reduce out-commuting. A more flexible approach to allow economic development on the edge of the town will be considered, providing the scale of development is appropriate and sensitive to the historic environment, as described below
- There is little capacity for additional convenience retail provision in Malmesbury. However, there has been market interest and as many residents from the town travel outside of the community area to shop, there may be scope for an appropriate scale of supermarket development at Malmesbury during the plan period, providing this contributes towards strengthening the town centre, be of high quality design and sensitive to the historic environment
- Future development will be carefully managed to ensure the high quality built environment including the important historic assets - such as Malmesbury Abbey and Conservation Area, are protected. Future development should be of high quality design and well integrated with the existing built form and landscape setting of the town including using local materials where appropriate
- All development within the community area must conserve the designated landscape of the Cotswold Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
- The Cotswold Water Park is a changing landscape and expanding recreational resource for the county and its visitors. Development in the Cotswold Water Park should contribute towards the objectives of the Vision and Implementation Plan for the area
- Work is currently underway to prepare neighbourhood plans in the Malmesbury Community Area, and these should also inform future planning decisions.

How will the Malmesbury Community Area change by 2026?

5.71 Development within the Malmesbury Community Area will have reflected and respected its high quality built and natural environment. The River Avon will be a social, environmental and economic asset to the area as part of a wider green infrastructure network linking Malmesbury with the wider countryside. The Cotswold Water Park will provide a recreational resource for local communities and visitors to the area. The town of Malmesbury will continue to serve as an important service and employment centre for the community area. New development will have helped to meet local needs, while Malmesbury will have also widened its employment offer.

[Figure 5.8 Malmesbury Community Area]

Core Policy 13

Spatial Strategy: Malmesbury Community Area

Development in the Malmesbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Market Towns:	Malmesbury
Large Villages:	Ashton Keynes, Crudwell, Great Somerford, Oaksey and Sherston
Small Villages:	Brinkworth, Charlton, Corston, Dauntsey, Lea, Luckington, Milbourne, Minety and Upper Minety

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Malmesbury Business Park, Dyson Site, and Land North of Tetbury Hill.

Over the plan period (2006 to 2026) 5 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:

Land North of Tetbury Hill	Saved North Wiltshire District Plan allocation	1 ha
Land at Garden Centre, Malmesbury	Saved North Wiltshire District Plan allocation	4 ha

Over the plan period (2006 to 2026), approximately 1395 new homes will be provided of which about 885 should occur at Malmesbury. Approximately 510 homes will be provided in the rest of the community area. Growth in the Malmesbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Malmesbury Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.70 will be addressed.

Table 5.7 Delivery of Housing 2006 to 2026 - Malmesbury Community Area

	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Malmesbury Town	885	483	486	0	0 ³⁴
Remainder	510	273	86	0	151
Community Area Total	1,395	756	572	0	151

³⁴ Malmesbury Town has sufficient commitments to exceed the indicative requirement.

Marlborough Area Strategy

Spatial information and context

- 5.72 The Marlborough Community Area lies within an area of high quality landscape which is entirely within the North Wessex Downs AONB and includes the settlement of Avebury, which together with its surrounding landscape, forms part of the Stonehenge and Avebury World Heritage Site. The market town of Marlborough has a rich built environment with an attractive and thriving retail centre with a good amount of independent retailers. The town and surrounding area have considerable tourism potential, which arguably has yet to be fully harnessed. The town is also well regarded as a local employment location and benefits from being situated only eight miles from the M4. Marlborough has a relatively high level of self containment. Marlborough has a high average income above the national average, and some of the highest house prices in the county.
- 5.73 Marlborough is not identified as a location for new strategic employment growth however some employment should be delivered through the plan period. Marlborough has a relatively small but strong employment base with a reasonable level of self containment. The Marlborough Business Park has provided an important new location for employment growth and new business in Marlborough. Marlborough has some unusual employment patterns with a strong representation by the education sector and there is no indication that this sector will weaken in the planning period. Employment development in Marlborough should look to consolidate the existing employment base by encouraging small to medium sized businesses to fulfil a localised role.

The strategy for the Marlborough Area

- 5.74 The strategy for the Marlborough Community area will be to deliver housing growth appropriate to the scale of the town to help maintain and enhance Marlborough's role as a service and tourist centre; and help to meet local needs. Development will be planned to ensure minimal impact upon Marlborough's rich built, historic and landscape assets and to afford protection of the World Heritage Site and its setting. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Marlborough Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

- 5.75 Specific issues to be addressed in planning for the Marlborough Community Area, include:
- The strategy supports Marlborough's town centre to continue to function as a prominent retail centre within east Wiltshire and serve as a locally important employment centre
 - Proposals for retail provision outside of Marlborough are likely to have an adverse impact upon the town centre. As such any additional comparison retailing should be located within the town centre of Marlborough
 - The town currently has a narrow but strong economic base, catering for

predominately local business needs. However, it is overshadowed by its proximity to Swindon , but is too far away to benefit from spin off activity. Due to its strong economic base and lack of current employment land supply evidence identifies that there is likely to be some demand for new employment space³⁵. There is a need to ensure that a balance of employment and housing opportunities is achieved into the longer term.

- Future development should help to deliver early improvements to the existing infrastructure in the town. This may be achieved through direct delivery mechanisms and/or financial contributions. The existing GP surgery in the town is at capacity and will need to expand to allow any further growth to proceed. Extra childcare facilities are needed to support working parents and a replacement ambulance station is needed. There is an aspiration to merge the existing infant and junior schools in the town although extra capacity should be provided to cater for the long term needs of the town
- Sustainable and measured growth throughout the plan period will also help to deliver affordable housing in the community area and improve access to open market housing. This will help to provide a local workforce for current and new employers moving to the area
- Proposals for the change of use of existing bed spaces provided in hotels or public houses to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in its current use
- All development within the community area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
- The World Heritage Site will be protected from inappropriate development both within the Site and in its setting so as to sustain its Outstanding Universal Value in accordance with Core Policy 59
- Several sites of nature conservation importance lie in close proximity to the town, particularly Savernake Forest SSSI, River Kennet SSSI / CWS and Marlborough Railway Tunnel. Development will protect, and where possible, enhance the ecological value of these features.
- Survey is required of the potential impacts of development on protected bats (including roosting, foraging grounds and commuting routes) associated with the Savernake Forest bat roosts and other species. The hibernation roost of Annex II bats in the disused railway tunnel will be protected. Development must avoid adverse impacts on protected species and designated local wildlife habitats and features.
- The Great Western Community Forest will also be maintained and enhanced as a significant green infrastructure resource within and beyond the community area.
- An AQMA has been declared in the town³⁶ and there are local concerns that development will lead to mandatory limits set by European Directive 2008/50 being exceeded. Measures to improve air quality in Marlborough must be considered.
- Development proposals which improve tourist accommodation and facilities within the Marlborough area, in a sustainable manner will be encouraged.

³⁵ Wiltshire Workspace and Employment Land Review, Roger Tym and Partners, November 2011, para 5.49 and 6.28

³⁶ Air Quality Strategy for Wiltshire 2011-2015, Appendix 2: Air Quality Management Areas in Wiltshire, page 45

How will the Marlborough Community Area change by 2026?

5.76 A modest and sustainable level of development within the community area will have provided for a range of housing appropriate to the local needs and incomes of residents. The community area will have continued to benefit from high standards of housing, health, education and culture in the context of a growing economy in the area as a whole. Development will have protected and enhanced the community area’s rich natural and historic assets including the Avebury element of the Stonehenge and Avebury World Heritage Site. The Kennet and Og Rivers and Savernake Forest will continue to provide social, environmental and economic assets to the area as part of a wider green infrastructure which will be used sustainably.

[Figure 5.9 Marlborough Community Area]

Core Policy 14

Spatial Strategy: Marlborough Community Area

Development in the Marlborough Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Market Towns:</i>	<i>Marlborough</i>
<i>Large Villages:</i>	<i>Aldbourne, Baydon, Broad Hinton and Ramsbury</i>
<i>Small Villages:</i>	<i>Avebury / Trusloe, Axford, Beckhampton, Chilton Foliat, East Kennett, Froxfield, Fyfield, Lockeridge, Manton, Ogbourne St George, West Overton, Winterbourne Bassett, and Winterbourne Monkton</i>

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Marlborough Business Park, Pelham Court Site, and Wagon Yard.

Over the plan period (2006 to 2026) 3 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided in Marlborough.

Over the plan period (2006 to 2026), approximately 920 new homes will be provided of which about 680 should occur at Marlborough, including land identified to the west of Salisbury Road for strategic growth.

<i>Land to the West of Salisbury Road</i>	<i>New strategic housing allocation</i>	<i>220 dwellings</i>
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The strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should meet any requirements as set out in the development templates shown by Appendix A.

Approximately 240 homes will be provided in the rest of the community area. Growth in the Marlborough Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Marlborough Community Area will need to demonstrate the relevant issues and considerations listed in paragraph 5.75 will be addressed.

Table 5.8 Delivery of Housing 2006 to 2026 - Marlborough Community Area

	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Marlborough Town	680	344	33	220	83
Remainder	240	112	37	0	91
Community Area Total	920	456	70	220	174

Melksham Area Strategy

Spatial information and context

- 5.77 The Melksham Community Area is located in western Wiltshire and contains the market town of Melksham, one of the larger towns in the county. Melksham benefits from strong links by road with the larger centres of Trowbridge and Chippenham and the regionally significant A350 runs through the town from north to south. There are a large number of historic buildings within Melksham, but the town centre is in need of regeneration and the retail offer has suffered for a number of years. Community and health facilities in Melksham are under pressure, with most GP surgeries and primary and secondary schools at capacity, Although Melksham has a relatively strong existing employment base, and has the capacity for future employment growth, there is a high degree of economic out-commuting. Large numbers of residents travel to work in the nearby larger centres of Trowbridge, Chippenham and Bath, as well as smaller centres such as Calne, Corsham and Devizes.
- 5.78 Melksham is identified as having an important strategic employment role. It is located on the A350 and forms part of the key A350 employment growth area. The town has a reasonably broad economic base and has historically been able to attract large employers. However a large number of jobs are provided by a single employer, which may leave the town vulnerable to mass job losses. Nevertheless, there are good opportunities to expand the employment base within Melksham.

The strategy for the Melksham Area

- 5.79 A high level of residential development is already proposed in Melksham, including a planned urban extension to the east of the town on land identified in the West Wiltshire District Plan (2004). This planned development will go some way towards addressing the future affordable housing need in the town. The strategy for Melksham will be to ensure an appropriate and balanced mix of housing and employment growth is managed to provide contributions to town centre improvement and delivery of enhanced services in the town.

Issues and considerations

- 5.80 Specific issues to be addressed in planning for the Melksham Community Area, include:
- Residential growth in Melksham should help address the shortfall in affordable housing and contribute towards delivering improved infrastructure.
 - Growth should contribute towards town centre regeneration including traffic management improvements and the revitalisation of the retail and employment offer
 - Improving Melksham's town centre is a priority and this should assist in improving the setting of the historic environment. The preparation of a 'town plan' or similar document (e.g. neighbourhood plan), may provide a useful step to help achieve the aspirations of the local community. Wherever possible, key community services and facilities should be located within or well related to the town centre to help promote and deliver the requisite regeneration. This should include consideration for how to best provide for the proposed new community campus for the town, which would offer a number of services and facilities,

including leisure uses

- There is limited scope for any further convenience retail provision in the town. However, there is some potential for expansion of comparison retailing, which should be focused in the central area of the town to support town centre regeneration. Any proposals for large format retail units should demonstrate how they would be integrated with and enhance the existing town centre businesses, incorporating high quality public realm and strong pedestrian linkages
- Further employment growth in Melksham will help to further diversify the employment base, providing protection against possible future changes in the employment market. The regeneration and improvement of existing employment sites, such as the Bowerhill Industrial Estate remains a priority
- It is important that any new development in the town has strong walking and cycling linkages to the town centre. There is local concern around the current opportunities to access the Melksham Oak School and new Asda store
- New primary and secondary school capacity is needed for the area and this will need to be met through extension and rationalisation of the existing schools or through additional schools.
- Developer contributions from future housing growth should help to deliver infrastructure necessary in the town. In particular, there is a need to increase the capacity of GP surgeries, particularly towards the west of the town. Additional cemetery capacity is also needed
- The proposed restoration of the Wilts and Berks Canal provides an opportunity to promote tourism within the town and provide linkages with the nearby Kennet and Avon Canal, an important leisure corridor. Opportunities to maximise the benefit of the canal restoration will be supported, as discussed below. This matter could be addressed through future town or neighbourhood planning work
- All development should address the need for improvements to water supply and sewerage infrastructure.
- Opportunities to enhance the riverside area in Melksham as an important leisure corridor could be integrated into plans for the canal and any regeneration proposals. However, any proposals will need to be carefully considered through a community-led process, such as a neighbourhood plan
- A need to improve public transport provision in the area has been identified including improving bus services, improving the railway station ,promoting more frequent services, car parking at the station and access for buses; and establishing a safe cycle route network for Melksham.
- Melksham and Bowerhill village have a functional relationship and are considered together for the purposes of this strategy. Therefore the housing growth identified for Melksham town will also serve to meet the needs of Bowerhill. The identity of these separate communities will need to be preserved through the planning process. Berryfield is considered separately and is identified as a small village. However, it is recognised that both Berryfield and Bowerhill have strong functional links to Melksham and have important individual characteristics which should be protected, where practicable
- Development at Melksham should protect the historic environment and in particular should protect the historic setting of the Spa
- Shaw and Whitley are being planned for together due to their close proximity and the importance of ensuring future development is coordinated across the wider area.

How will the Melksham Community Area change by 2026?

5.81 Melksham will be a thriving and accessible market town that respects its heritage and rural environment, whilst welcoming the expansion of local inward investment from new high quality businesses. The town’s employment base will have been strengthened helping to improve its economic self containment. Inward investment will also help support regeneration ambitions for the town centre, taking full advantage of its canal and riverside location. The River Avon, Kennet and Avon Canal and the restored Wilts and Berks Canal will provide social, environmental and economic assets to the area as part of a sustainably used green infrastructure network.

[Figure 5.10 Melksham community area]

Core Policy 15

Spatial Strategy: Melksham Community Area

Development in the Melksham Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Market Towns:	Melksham and Bowerhill village
Large Villages:	Atworth, Seend, Semington, Shaw / Whitley and Steeple Ashton.
Small Villages:	Beanacre, Berryfield, Broughton Gifford, Bulkington, Great Hinton, Keevil, Poulshot and Seend Cleeve.

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Bowerhill Industrial Estate, Hampton Business Park, Avonside Enterprise Park, Intercity Industrial Estate, Upside Business Park, Chalcheymead Business Park and Bradford Road Employment Area.

Over the plan period (2006 to 2026) 6 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:

Hampton Business Park	Saved West Wiltshire District Plan Allocation	Up to 6 hectares
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Over the plan period at approximately 2,370 new homes will be provided of which about 2,240 should occur at Melksham. Approximately 130 homes will be provided in the rest of the community area. Growth in the Melksham Community Area. over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Melksham Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.80 will be addressed.

Table 5.9 Delivery of Housing 2006 to 2026 - Melksham Community Area

	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Melksham Town ³⁷	2,240	1,239	390	0	611
Remainder	130	69	10	0	51
Community Area Total	2,370	1,308	400	0	662

Melksham link project

5.82 The proposed Melksham link project would provide a canal link to the south west of Melksham between the Kennet and Avon canal and the river Avon, and to the north east of Melksham between the river Avon and the historic alignment of the Wilts and Berks canal. The project provides a significant opportunity to improve the green infrastructure in the community area and provide a welcome boost to tourism, regeneration and the local economy. It also offers an opportunity to promote sustainable transport through the provision of walking and cycling routes including providing linkages between Semington and Berryfield and Melksham town centre. The canal project and the link to the river Avon could particularly assist with the regeneration of Melksham town centre, and this is something which should be considered further through a ‘town plan’ or similar document. The proposed route will be protected using the same approach as that for safeguarding historic canal alignments, as set out in Core Policy 53 (Wilts and Berks and Thames and Severn canals). Canal proposals along this route will need to demonstrate that particular concerns around water abstraction, water quality, biodiversity and flood risk have been fully addressed, and that adequate facilities for sewage disposal and waste collection will be provided. Canal proposals must also have regard to the status and objectives of the River Avon, as set out in the Severn River Basin Management Plan (2009) prepared under the Water Framework Directive.

Core Policy 16

Melksham link project

The proposed route for the Melksham link canal, as identified on the proposals map, will be safeguarded from inappropriate development. Development should not prejudice the future use of the route as part of the Wilts and Berks canal restoration project. Proposals for the use of the route as part of the canal will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with no overall adverse effect, and that adequate consideration has been given to potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality. Proposals will also need to demonstrate that sufficient consideration has been given to the potential environmental impacts of both the Melksham scheme and the Wilts and Berks restoration project as a whole.

³⁷ The housing requirement for Melksham town includes Bowerhill, and could include dwellings provided within the Melksham Without Parish Council Area

Mere Area Strategy

Spatial information and context

- 5.83 The Mere Community Area lies at the extreme western side of south Wiltshire and is predominately rural in character. A large part of the area is included within the Cranborne Chase and West Wiltshire Downs AONB.
- 5.84 Mere is the Local Service Centre for the area but settlements across the border in Dorset and Somerset, particularly Gillingham, also provide employment, education, retail, leisure and cultural opportunities. The A303 Trunk Road and A350 provide good routes across the area, particularly to and from Mere, Zeals and East Knoyle, but access to other settlements is not generally of a high standard. The nearest railway station is on the Salisbury to Exeter line, at Gillingham.
- 5.85 There are employment opportunities in Mere including some internationally and nationally renowned businesses, such as the Hill Brush Company. However, supporting further employment growth is also important to maintain the self sufficiency of the area. The National Trust house and ornamental gardens at Stourhead, which is one of the Trust's most visited properties, is located within the community area and contributes to the local economy by bringing tourists to the area and providing additional employment opportunities.

The strategy for the Mere Area

- 5.86 The strategy for the Mere Community Area is to provide for limited growth of both housing and employment to ensure development is balanced, thus helping to minimise out-commuting and also to provide support for local services and communities. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Mere Community Area this includes the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

- 5.87 Specific issues to be addressed in planning for the Mere Community Area, include:
- there are no settlements that perform a secondary large village role and, the majority of growth will take place in Mere as the dominant settlement over the plan period
 - Some employment land allocated in Mere has not been taken up and good access to the A303 may be seen as both a strength and a threat. As local wages are generally low and there is a predominance of out commuting, there is a risk Mere will become a 'dormitory' type settlement. Future growth therefore needs to be balanced with a good mix of housing and employment
 - There are a number of businesses that have been within Mere for a number of years, providing important local jobs. However, their buildings and sites are old and not necessarily appropriate for modern business needs. Therefore, in Mere itself, where a business wishes to modernise and the proposal concerns loss of employment land of more than 0.25ha, redevelopment of the original site for alternate uses should be permitted. This is provided that the business and job

numbers remain in Mere and the loss of site is replaced with employment land of similar size elsewhere in Mere, subject to meeting other policies within the Development Plan

- although bus links to nearby towns such as Gillingham and Wincanton from Mere are generally good, opportunities to improve public transport connectivity need to be pursued for the more rural areas
- The need to address the shortage of affordable houses in the area by planning for some housing growth
- The area has a high quality natural and built environment and any future growth will be carefully managed in accordance with core strategy policies to ensure these assets are protected
- All developments within the community area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics.

How will the Mere Community Area change by 2026?

5.88 By 2026, the Mere Community Area will comprise thriving communities that reflect the aspirations of its residents. The area will have benefited from new housing and employment growth, managed in a way that delivers improved services and choice, and from the opportunities that this growth has attracted. In response to this challenge, Mere will continue to be the focus of appropriate levels of managed growth. It will provide a good range of services and good levels of employment.

5.89 The area will further benefit from the delivery of improved community facilities and better connectivity through improved footpaths, cycle ways and public transport choices. These developments will have been carried out in a manner that protects the built and natural heritage.

[Figure 5.11 – Mere Community Area]

Core Policy 17

Spatial Strategy: Mere Community Area

Development in the Mere Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Local Service Centres:</i>	<i>Mere</i>
<i>Small Villages:</i>	<i>East Knoyle, Kilmington, Semley / Semley Station, Stourton and Zeals.</i>

Over the plan period (2006 to 2026) 3 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including:

<i>E12 Land at Mere</i>	<i>Saved Salisbury District Plan Allocation</i>	<i>3 ha employment</i>
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There are no Principal Employment Areas in the Mere Community Area.

Over the plan period (2006 to 2026), approximately 285 new homes will be provided, of which about 235 should occur at Mere and approximately 50 homes will be provided in the rest of the community area. Growth in the Mere Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Mere Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.87 will be addressed.

Table 5.10 Delivery of Housing 2006 to 2026 - Mere Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Mere	235	120	9	0	106
Remainder	50	27	11	0	12
Community Area Total	285	147	19	0	119

Pewsey Area Strategy

Spatial information and context

5.90 Pewsey Community Area is rural in nature containing one of the largest villages within Wiltshire - Pewsey, which provides an important role as a Local Service Centre for services and employment. Pewsey has good transport connections afforded by a rail link to London, and is located on the A345 approximately eight miles to the south west of Marlborough and thirteen miles to the east of Devizes. The village offers a good range of community facilities and is popular as a commuter settlement, particularly with the benefits of a rail link. The area is home to a rich rural landscape including a proportion of the North Wessex Downs AONB, and the Kennet and Avon Canal passes through the community area, providing a significant green infrastructure asset.

The strategy for the Pewsey Area

5.91 The strategy for Pewsey is to deliver a level of housing and employment provision which helps meet local need and support service and retail provision within the village. Pewsey will only receive modest amounts of growth appropriate to its needs. The role of Pewsey as a Local Service Centre will however be encouraged and strengthened and the allocation of modest growth in the community area will help to enhance employment, retail and service provision. Furthermore, there is an aspiration to promote Pewsey as a heritage village for tourism and proposals which positively contribute to this aspiration will be supported, providing they are of high quality design and well integrated with the existing built form and setting of the town including using local materials where appropriate. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Pewsey Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

5.92 Specific issues to be addressed in planning for the Pewsey Community Area include:

- The level of housing and employment growth in Pewsey will be appropriate to its role; in particular it lacks the critical mass in terms of population and existing employment to accommodate significant amounts of housing or employment. In retail and employment terms, the village is overshadowed by Marlborough and Devizes
- All development within the community area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting (Core Policy 51), and where possible enhance its locally distinctive characteristics
- Development associated with the Kennet and Avon canal will need to protect and enhance its wildlife value, landscape setting and recreational use
- Development in the vicinity of the River Avon (Hampshire) or Salisbury Plain Special Areas of Conservation must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites.
- Development with the potential to increase recreational pressure upon the Salisbury Plain Special Protection Area will not be permitted unless proportionate contributions are made towards the maintenance of the Stone Curlew

Management Strategy³⁸ designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the SPA.

- The loss of small employment sites in Pewsey has been an issue in recent years. To mitigate this loss, opportunities to bring forward the saved Local Plan allocation for employment at Marlborough Road should be investigated through the neighbourhood plan process.

How will the Pewsey Community Area change by 2026?

5.93 The community area will have continued to enjoy an attractive natural environment with a strong community spirit and local involvement. Pewsey's cultural heritage will have been enhanced through the redevelopment of the Broomcroft site. The tourist industry in the area will have been developed in a manner compatible with Wiltshire's character and in line with the principles of sustainable development. The Kennet and Avon Canal, the River Avon and Salisbury Plain will continue to provide social, environmental and economic assets to the area as part of a wider green infrastructure which will be used sustainably. Modest development will have been delivered, reflecting the role of Pewsey as a Local Service Centre within the community area.

[Figure 5.12 – Mere Community Area]

Core Policy 18

Spatial Strategy: Pewsey Community Area

Development in the Pewsey Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Local Service Centres:</i>	<i>Pewsey</i>
<i>Large Villages:</i>	<i>Burbage, Great Bedwyn, Shalbourne and Upavon.</i>
<i>Small Villages:</i>	<i>Alton Priors / Alton Barnes, Charlton St Peter, Chirton, East Grafton, Easton Royal, Ham, Hilcott, Little Bedwyn, Manningford Bruce, Marden, Milton Lilbourne, Oare, Rushall, Stanton St Bernard, Wilcot, Woodborough and Wootton Rivers.</i>

The following locally important rural employment sites will be supported in accordance with Core Policy 35: Salisbury Road Business Park, Marlborough Road and Broomcroft Road, Pewsey; Manor Farm, Manningford Bohune, Hirata site, Burbage.

Over the plan period 2006 to 2026, 2 hectares of new employment land (in addition to that delivered or committed at April 2011) will be provided including:

<i>Land at Marlborough Road, Pewsey</i>	<i>Saved Kennet Local Plan Allocation</i>	<i>1.66 ha</i>
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³⁸ Please refer to the Biodiversity and Development pages of the Wiltshire Council website for further details

Approximately 600 new homes will be provided in the community area. Growth in the Pewsey Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Pewsey Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.92 will be addressed.

Table 5.11 Delivery of Housing 2006 to 2026 - Pewsey Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Pewsey Community Area Total	600	306	157	0	137

Royal Wootton Bassett and Cricklade Area Strategy

Spatial information and context

- 5.94 The community area is predominately rural in character, containing many villages and has a strong landscape quality, containing parts of the North Wessex Downs AONB. The area is located in the north east of Wiltshire and contains the historic market towns of Royal Wootton Bassett and Cricklade. Although of differing size, both of these settlements play an important role in the community area, not least because of the relationship they have with the nearby higher order centre of Swindon.
- 5.95 Royal Wootton Bassett is the largest town within the community area, located approximately six miles from Swindon and two miles from the M4, and as such is ideally located to develop into an important employment centre. The town has therefore been identified as a location for new strategic employment growth, particularly to help reduce outcommuting, as the town currently has a dormitory role to Swindon. Although the town currently has a smaller employment base than might be expected for a town of its size it does have a varied employment base and should be relatively resilient to mass job losses.
- 5.96 A recent decision to maintain an MoD presence at RAF Lyneham, following the relocation of the RAF Hercules transport fleet, is a significant boost to the local economy. RAF Lyneham is a large UK military base located four miles to the south west of Royal Wootton Bassett, and strong links between the base and the town have been established over many decades. The continued MoD use of Lyneham is expected to have long term positive impacts on the local economy.
- 5.97 Although Cricklade is a smaller settlement, it nevertheless performs an important Local Service Centre role for the surrounding rural area. Some housing development is necessary in Cricklade to help facilitate the delivery of improvements to the retail offer and other facilities in the town.

The strategy for the Royal Wootton Bassett and Cricklade Area

- 5.98 Housing growth in the main settlements will help improve their vitality and create a critical mass to deliver improvements in infrastructure. However, given that there are a number of existing outstanding housing commitments, no further strategic housing allocations are needed early in the plan period. Future growth should be brought forward in a balanced way to ensure infrastructure is delivered alongside housing. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Royal Wootton Bassett and Cricklade Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

- 5.99 Specific issues to be addressed in planning for the Royal Wootton Bassett and Cricklade Community Area include:
- Non-strategic growth should be brought forward in accordance with Core Policies 1 and 2 and phased throughout the plan period to deliver homes in a

balanced manner that will enable infrastructure issues to be addressed

- Developer contributions from future housing growth should help to deliver infrastructure necessary in the community area . In particular, improved pedestrian and cycle linkages are needed between the town centres of Royal Wootton Bassett and Cricklade and local community facilities; to include enhancements to the Cricklade Country Way and a cycle way between Royal Wootton Bassett and Windmill Hill Business Park. Other infrastructure priorities include the completion of a Wessex Water scheme to reduce flood risk to areas in Royal Wootton Bassett, the expansion or re-location of one or both of the existing GP surgeries in Royal Wootton Bassett , and additional fire and rescue provision in the west of Swindon area
- A mix of employment development alongside housing is also important and appropriate proposals for mixed development will be supported.
- Royal Wootton Bassett currently loses main food shopping trips to neighbouring towns. Although there is no quantitative need for additional convenience retail in the town, additional floorspace may be appropriate to address qualitative need and improve the retention of convenience trade if a suitable site is identified. There is limited capacity for up to 400 sq m of comparison retail in the town.
- Work is ongoing to identify appropriate action to help address capacity issues associated with Junction 16 of the M4. Any major development proposals should demonstrate how this matter has been taken into account and propose appropriate sustainable transport solutions to help address this problem
- The long established policy of protecting the distinct character and identity of the villages and settlements remains a priority for local communities. This applies particularly to the parts of the community area which adjoin the administrative area of Swindon Borough Council where there may be unplanned development pressure. The open countryside should be maintained to protect the character and identity of the area in accordance with Core Policy 51. The local community may also wish to consider this matter further in any future community-led neighbourhood planning work
- Given the proximity of Swindon to the community area, planning for this area needs to be managed holistically to ensure development at Swindon is as balanced and sustainable as possible while also affording appropriate protection to rural areas. This matter is discussed further below
- There are a number of environmental constraints around Royal Wootton Bassett, including areas prone to flooding and a SSSI to the south which will need to be considered and appropriately protected before selecting any sites for future housing growth
- All relevant development within the community area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting, and where possible enhance its locally distinctive characteristics
- The Cotswold Water Park is a changing landscape and expanding recreational resource for the county and its visitors. Development in the Cotswold Water Park should contribute towards the objectives of the Vision and Implementation Plan for the area
- Further work is needed to identify how improvements to the recreational facilities in the community area can be delivered. These include Ballards' Ash Sports Hub, Cricklade Country Way and the restoration of the Wilts and Berks and Thames and Severn canals
- The historic alignment of the Wilts and Berks and Thames and Severn canals pass through the community area and will be safeguarded in accordance with Core Policy 42 and the emerging Swindon Core Strategy
- The Great Western Community Forest will also be maintained and enhanced as a significant infrastructure resource within and beyond the community area

- The development of a Royal Wootton Bassett railway station will be promoted and encouraged in line with Core Policy 66.
- The proposed route of the Swindon and Cricklade railway line will be protected from development between Mouldon Hill to Moredon Bridge Junction and the Swindon and Gloucester railway line³⁹.
- Recognise local concerns regarding the impacts of HGV traffic on the local road network.

How will the Royal Wootton Bassett and Cricklade Community Area change by 2026?

5.100 Royal Wootton Bassett will continue to function as the main service centre within the community area. Cricklade will perform a similar role, but with a more local focus. The separate identity of both Royal Wootton Bassett and Cricklade and the villages, especially those closest to Swindon will have been maintained and enhanced where appropriate. The retail offer of Royal Wootton Bassett will have been enhanced and the town will enjoy a good supply of housing including affordable dwellings. The town will have an appropriate level of facilities for its size, with a hub for sports provision at Ballards Ash. People within the community area will have access to a range of jobs within the towns, which will have helped to alleviate the existing high levels of out-commuting. Along with the Rivers Key and Ray, the restored and enhanced Cricklade Country Way will provide social, environmental and economic assets to the area as part of a wider green infrastructure network linking Cricklade with Swindon and the Cotswold Water Park, which will continue to be a valuable recreational resource for visitors and local communities.

[Figure 5.13 – Royal Wootton Bassett Community Area]

Core Policy 19

Spatial Strategy: Royal Wootton Bassett and Cricklade Community Area

Development in the Royal Wootton Bassett and Cricklade Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Market Towns:</i>	<i>Royal Wootton Bassett.</i>
<i>Local Service Centres:</i>	<i>Cricklade.</i>
<i>Large Villages:</i>	<i>Lyneham and Purton.</i>
<i>Small Villages:</i>	<i>Bradenstoke, Broad Town, Hook, Latton, Lydiard Millicent and Purton Stoke.</i>

The following Principal Employment Areas will be supported in accordance with Core Policy 35: : Whitehill Industrial Estate, Interface Industrial Estate and Coped Hall Business Park.

Over the plan period (2006 to 2026) 5 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:

<i>Land to the West of Templars Way</i>	<i>Saved North Wiltshire District Plan Allocation</i>	<i>3.7 ha</i>
<i>Brickworks, Purton</i>	<i>Saved North Wiltshire District Plan Allocation</i>	<i>1.0 ha remaining</i>

³⁹ See Saved North Wiltshire Local Plan Policy TM3

Over the plan period (2006 to 2026), approximately 1,455 new homes will be provided of which 1,070 should occur at Royal Wootton Bassett. Approximately 385 homes will be provided in the rest of the community area. Growth in the Royal Wootton Bassett and Cricklade Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Royal Wootton Bassett and Cricklade Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.99 will be addressed.

Table 5.12 Delivery of Housing 2006 to 2026 - Royal Wootton Bassett and Cricklade Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Royal Wootton Bassett Town	1,070	583	494	0	0
Remainder	385	248	24	0	113
Community Area Total	1,455	831	518	0	113

Planning for Swindon

- 5.101 Although Swindon falls within a separate administrative area, its proximity to the Royal Wootton Bassett and Cricklade Community Area, means that planning for future growth in Swindon should be considered holistically and with appropriate co-operation between neighbouring authorities and involve collaborative working with the Wiltshire and Swindon Local Enterprise Partnership and the Wiltshire and Swindon Local Nature Partnership.
- 5.102 The strategy for future growth in Swindon is to support the most sustainable pattern and scale of development, ensuring that the level of new housing is more balanced with employment opportunities, to ensure Swindon is more self-contained and the need for out-commuting is reduced.
- 5.103 A comprehensive assessment of potential development sites around Swindon has been conducted jointly between Wiltshire Council and Swindon Borough Council to identify the most sustainable locations for development. These are outlined in the emerging Swindon Core Strategy⁴⁰. The study outlines which sites have been assessed and concludes that development to the west of Swindon, including within the Royal Wootton Bassett and Cricklade Community Area, is unnecessary and does not represent the most sustainable option for future growth in Swindon. However, there is a permitted site at Moredon Bridge, on the west of Swindon and an explicit allowance of 200 homes has been made for this development within the housing requirement.

⁴⁰ Swindon Borough Core Strategy and Development Management Policies 2026: Swindon: Planning for our future: Revised Proposed Submission Document March 2011, Theme 2, page 28 onwards available from www.swindon.gov.uk/corestrategy which has informed by 'Small scale urban extensions study' and the 'Swindon Market Area Housing Strategy' available from: <http://www.swindon.gov.uk/ep/ep-planning/epplanning-localdev/Pages/ep-planning-localdev-evidencebase.aspx>.

5.104 Furthermore, the emerging Swindon Core Strategy seeks to protect the countryside for its intrinsic character and beauty in accordance with Policy RA 3. This approach is consistent with the Wiltshire Core Strategy (Core Policy 51).

Salisbury Area Strategy

Spatial information and context

- 5.105 Salisbury is located in the south east of Wiltshire, near the edge of Salisbury Plain and sits at the confluence of five rivers – the Nadder, Ebble, Wylye, Bourne and Avon. Salisbury railway station serves the city and is the crossing point between the west of England main line and the Wessex main line making it a regional interchange. The city is the main centre of south Wiltshire, acting as a focal point for a wide rural catchment with its influence stretching into parts of Hampshire and Dorset.
- 5.106 The presence of Salisbury Cathedral and the city's proximity to Stonehenge, make Salisbury an international tourist destination and this brings significant revenue to the city. A café culture has been encouraged around the Market Place and the markets, along with several museums, also attract many visitors to the city. The city provides leisure activities to people living in Salisbury and the surrounding area and in recent years, a swimming pool complex has been added at the Five Rivers Leisure Centre. Both St Edmund's Arts Centre and Salisbury Playhouse have also undergone major refurbishments.
- 5.107 Salisbury has experienced a historic undersupply of housing over recent years. Without delivering a step change in housing delivery the character of Salisbury will slide into the role of a dormitory settlement with an ageing population, lack of viable workforce, anticompetitive investment environment, declining retail sector and consequential environmentally harmful out-commuting. Sustainable growth with employment development alongside new housing is therefore needed in Salisbury whilst ensuring that no harm comes to the natural and built environment.

The strategy for the Salisbury Area

- 5.108 The delivery of mixed-use, strategic sites will help to achieve more sustainable, resilient and self-contained communities, and provide a range of choices for investors and regeneration imperatives highlighted in the Salisbury Vision. The city centre is healthy and performing well but the historic character of Salisbury partially constrains expansion, there is also increasing competition from centres such as Bournemouth, Southampton and Winchester. The strategy for Salisbury seeks to take proactive steps to ensure that the city does not decline as a significant retail centre, whilst also ensuring balanced and sustainable housing and employment growth are provided to meet the long term needs of the city.

Issues and considerations

- 5.109 Specific issues to be addressed in planning for the Salisbury Community Area include:
- Ensuring that Salisbury can maintain its place as an important retail centre in the face of intense sub-regional competition, including from nearby centres such as Southampton, Bournemouth and Winchester
 - Significant enhancement to the retail core of Salisbury will be supported by setting a policy framework to develop the Central Car Park site to complement the historic street pattern of Salisbury, by providing additional retail floorspace and a choice of department stores
 - The core strategy seeks to deliver 29 ha of employment land based on B1, B2

and B8 uses and up to 40,000 sq m gross external area retail and leisure floorspace. Evidence⁴¹ suggests that for new jobs the market need is mainly for B1 business use (offices)

- The administrative boundaries around the city have led to a large proportion of the development allocations in this Core Strategy being located outside of the boundary of the city. Some are, for example, located on new greenfield sites in the adjoining parishes which are within the Southern Wiltshire and Wilton Community Areas. These allocations are however considered to contribute towards the requirement for housing and employment for Salisbury and are included within this Salisbury Area Strategy
- The UKLF site is located within the Wilton Community Area, and is part of wider strategic growth for the area, the site will also help to contribute towards the employment needs of the Wilton area itself
- Broad areas of search for future development around Salisbury are mapped in Topic Paper 19 (see map “Potential Areas for Strategic Growth in and around Salisbury/Wilton”)⁴². If further land is required in the future, sites at Netherhampton and additional growth at Longhedge should be considered as part of the council’s ongoing monitoring process
- Development in the vicinity of the River Avon (Hampshire) must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites.
- A mix of housing and employment growth will facilitate the delivery of improved infrastructure and community facilities in Salisbury through developer contributions. These will include alterations to the Wiltshire Fire and Rescue Service infrastructure to serve new development, and improvements to green infrastructure in the city. There is also a need for expansion of existing GP surgeries with a longer term aspiration for a new ‘super surgery’ to be provided, along with improvements to the sewer network, particularly to reduce vulnerability to flooding
- New secondary school capacity is also needed for Salisbury and this will initially be met through extension and rationalisation of the existing schools with a longer term aspiration for a new secondary school. New primary schools will be provided at strategic sites at Fugglestone Red, Hampton Park and Longhedge
- The cumulative impact of all strategic development sites at Salisbury will need to be considered in transport assessments for major developments.
- Transport solutions will be delivered in accordance with the evolving Salisbury Transport Strategy, and will support growth, as concluded through the Options Assessment Report, based on the radical option identified which would best enable Salisbury to meet the challenges of addressing future growth in travel demand in a sustainable manner.

How will the Salisbury Community Area change by 2026?

5.110 Salisbury will have developed its historic role as a thriving and prosperous city that is self contained providing the necessary range of homes to support this role and offering a range of employment, retail, cultural and leisure facilities to a wide hinterland, stretching into Hampshire and Dorset. Its own distinct character will have been retained and enhanced through the successful implementation of the Salisbury Vision including schemes such as the market place enhancement.

⁴¹ Review of Employment Projections and Land Requirements in south Wiltshire – January 2011.

⁴² Review of Employment Projections and Land Requirements in south Wiltshire – January 2011.

- 5.111 Salisbury's tourism role will have been enhanced and there will be a lively café culture around the enhanced market square, along with improved leisure, arts and theatre facilities. Partnership working with the cathedral authorities and English Heritage at Stonehenge on implementation of their respective management plans will have greatly enhanced Salisbury's reputation as a major international tourist destination.
- 5.112 The retail, leisure and cultural function of the city will have been greatly enhanced by the successful redevelopment of the Maltings / Central Park that is well integrated into the city centre, bringing benefits for the whole area. Significant growth in new homes and jobs will have been successfully integrated into the city in a manner that meets local needs. The highly valued views of the Salisbury roofscape and spire views will have been retained. The new homes balanced with the economic opportunities will have provided local opportunities to work and live in the local area and will have successfully reduced the amount of out-commuting.

[Figure 5.14 – Salisbury Community Area]

Core Policy 20

Spatial Strategy: Salisbury Community Area

Development in the Salisbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Principle Settlements:</i>	<i>Salisbury</i>
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The following Principal Employment Areas will be supported in accordance with Core Policy 35: Old Sarum and Southampton Road.

Over the plan period (2006 to 2026), 29 ha employment land and approximately 6,060 new homes will be provided within the Community Area, which should occur either within Salisbury or the town of Wilton, including land identified for strategic growth as described below:

<i>Fugglestone Red</i>	<i>1,250 dwellings</i>	<i>8 ha employment</i>
<i>Hampton Park</i>	<i>500 dwellings</i>	<i>0 ha employment</i>
<i>Longhedge (Old Sarum)</i>	<i>450 dwellings</i>	<i>8 ha employment</i>
<i>Churchfields and Engine Shed</i>	<i>1,100 dwellings</i>	<i>5 ha employment</i>
<i>UKLF, Wilton</i>	<i>450 dwellings</i>	<i>3 ha employment</i>
<i>Central Car Park Retail and Leisure floorspace</i>	<i>200 dwellings</i>	<i>Up to 40,000 sqm gross external area</i>
<i>Former Imerys Quarry</i>	<i>0 dwellings</i>	<i>4 ha employment</i>

The strategic allocations will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should deliver any requirements as set out in the development templates as shown by Appendix A.

Growth in the Salisbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Salisbury Community Area will need to demonstrate how those issues and considerations listed in paragraph 5.109 will be addressed.

Table 5.13 Delivery of Housing - Salisbury Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Salisbury ⁴³	6,060	1596	640	3,950	0

Salisbury Central Area Regeneration

5.113 The Salisbury Central Area Regeneration Programme comprises a number of brownfield development opportunities that have been identified as important to the future economic and social prosperity of the city. In simple terms, the programme will provide an improved quality of life for residents, an improved experience for visitors and an improved economic environment for businesses. It aims to do this by providing more office and employment space, a wider range of shops, more housing (particularly affordable housing), additional high quality hotels, improved cultural facilities, an improved public transport system, a much more attractive, 'green' and more pedestrian and cyclist friendly city.

5.114 The Salisbury Central Area Regeneration Sites also represent a key source of housing delivery. Although not classified as strategic sites (Core Policy 20), as there is uncertainty over the deliverability timescale, any development must be balanced with clear community, stakeholder and key landowners support. These sites will be brought forward through master planning in a similar way to the strategic sites in accordance with Core Policy 20. The sites where further work is needed include:

- Salt Lane (10 dwellings)
- Brown Street (15 dwellings)
- Bus Station (10 dwellings)
- Bus depot (25 dwellings)
- Southampton Road (750 dwellings).

5.115 Key projects are summarised below.

[Salisbury key project maps – to be added]

Churchfields Industrial Estate and Engine Shed Site

5.116 This existing employment site should be redeveloped into a mixed-use residential led scheme, to form a new neighbourhood in a sustainable location close to the city centre. This will provide 1,100 homes and 5 ha of predominately B1 employment land, together with supporting infrastructure and community facilities (in accordance with Core Policy 20). Enough employment land supply is provided in the south Wiltshire area to enable the decant of Churchfields Industrial Estate, including employment land on a number of strategic sites included in this core strategy.

⁴³ Housing numbers for Salisbury include those planned for the town of Wilton – the remainder of the Wilton Community Area is treated separately (see Wilton Area Strategy, page 165).

The Maltings and Central Car Park Site

5.117 This strategy promotes the sensitive regeneration of a mixed-use retail led development on the Maltings and Central Car Park. Not only is the site sequentially preferable, but it also offers an excellent opportunity large enough to deliver the level of retail development needed for the city within a central location. Its proximity to the existing city centre means it can complement the existing centre rather than compete with it. This will help contribute towards the continued viability and vibrancy of the whole of Salisbury City centre and should incorporate an element of residential, office and leisure uses. It is important that the development on the Maltings and Central Car Park does not result in a decline of specialist, independent and other retailing elsewhere in the primary and secondary shopping areas. Comprehensive redevelopment of the area should therefore incorporate other regeneration projects including:

- Improved legibility created along and through the Market Walk to draw visitors to the market square and onwards
- Improved legibility between Fisherton Street, the Playhouse and City Hall to the proposed new development through to a scheme such as the creation of 'Fisherton Square' as depicted in the Salisbury Vision Document
- The development is shown to nurture and support the existing retailers and can demonstrate how it will complement and boost existing patterns of trade and not have a detrimental impact upon them
- The proposal will contribute towards a City Centre Retail Strategy to manage the transition of retail change within the city centre and ensure that the impact on the existing retail circuit is not undermined.

Core Policy 21

The Maltings / Central Car Park

The area around the Maltings, Central Car Park, and Library is allocated for a retail-led mixed-use development to enhance Salisbury city centre's position as a sub-regional shopping and cultural centre. The development will consist of convenience and comparison shopping, leisure uses, housing, offices, library and cultural quarter.

The redevelopment of the Maltings / Central Car Park will be sensitive to Salisbury's skyline and respect the scale and building forms of the historic urban fabric. It will build on the city's already strong retail offer to create a new quarter specifically designed to meet the demands of the modern shopper, and the modern retailer, with simple, regular shaped interior spaces which can be easily configured to meet a wide variety of needs and shop sizes.

The Maltings/Central Car Park will not be an enclosed shopping centre or self-contained mall style development, but a high quality outward looking design, which integrates into the city centre. Retail, residential and leisure areas will be linked by open, pedestrianised streets and public spaces, with an improved cultural area around the Playhouse and City Hall, improving legibility from the new development through the cultural area to Fisherton Street. Relocation or remodeling of the library will open up links to the Market Square. This open streetscape will connect the prime retail units and will include retail with an anchor store, residential and leisure areas.

The development will also meet any additional requirements as set out in the development templates shown by Appendix A.

Salisbury Skyline

5.118 The long-standing policy that limits the height of new buildings to not more than 12.2 metres (40ft) in order to protect views of the cathedral and city roofscape has played a major part in preserving the unique character of the city. There is no evidence that it has had a retarding effect on Salisbury's economy. An independent appraisal and focus group with English Heritage concluded that its simplicity was a major contributory factor to this ⁴⁴. The policy requires slight modernisation to further clarify exceptional circumstances criteria, which have been too vague in the past.

Core Policy 22

In the Salisbury Central Area as shown on the Policies Map:

- i. New development will be restricted to a height that does not exceed 12.2 metres above ground level*
- ii. Decorative architectural features that positively contribute to the variety, form and character of the area's roofscape, skyline and silhouette may be allowed to exceed 12.2 metres in height where appropriate, provided that they do not result in any increase in usable floorspace*
- iii. In exceptional circumstances, development in excess of 12.2 metres in height will be permitted, where it can be demonstrated to the satisfaction of the Local Planning Authority that the development:*
 - a. would have no demonstrable harm on the roofscape of the city and / or views of the cathedral*
 - b. would be essential for the long-term economic viability of the city, and*
 - c. the height is required to ensure the development is making the most efficient use of the land.*

[Figure 5.15: Old Sarum Airfield map – DELETE. REINSERT UNDER SWCA CHAPTER]

⁴⁴ Review of the Salisbury Central Area "40ft Rule" Policy – Chris Blandford Associates, August 2008.

Southern Wiltshire Area Strategy

Spatial information and context

- 5.122 The Southern Wiltshire Community Area sits in the south east corner of Wiltshire and the area contains parts of the New Forest National Park, which is planned for separately⁴⁵. Downton functions as a Local Service Centre for its surrounding area, yet the nearby city of Salisbury exerts a strong functional influence, especially over the more northern settlements such as Alderbury, Britford, Odstock and Bodenham. Salisbury therefore provides the main employment, retail, leisure and cultural centre for the area. The area also has good A-road connectivity to the south coast, and so the influence of larger centres such as Bournemouth and Southampton are also strong, especially for employment and retailing.
- 5.123 The Southern Wiltshire Community Area has four secondary schools, one in Downton and three in Laverstock, which include children from the Salisbury city catchment area and beyond. Statistically, the area is relatively affluent, but pockets of deprivation do exist.
- 5.124 Due to the highly constrained nature of Salisbury, it is inevitable that a significant proportion of the growth required to meet its long-term needs will be located on greenfield sites on the edge of the city. Because the administrative boundaries are drawn tightly around the city, this will result in growth in several neighbouring parishes. Many development site options for growth have been considered but discounted due to many issues ranging from wildlife impacts in the Winterslow area to congestion on the A36 at Alderbury.

The strategy for the Southern Wiltshire Area

- 5.125 The strategy for the Southern Wiltshire Community Area is to provide for balanced growth of both housing and employment to deliver sustainable communities and help address the shortfall in affordable housing. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Southern Wiltshire Community Area this includes the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and the New Forest National Park. It will deliver, within the overall objective of conserving the designated landscapes, a modest and sustainable level of development.

Issues and considerations

- 5.126 Specific issues to be addressed in planning for the Southern Wiltshire Community Area include:
- Strategic growth is not appropriate for the Southern Wiltshire Community Area. This is in part due to congestion on the A36, particularly at the Alderbury bypass, which has been raised by the Highways Agency
 - Two major growth sites have been identified in the parish of Laverstock which are described within the Salisbury Area Strategy, above. Details relating to these specific development sites will be outlined in a subsequent planning

⁴⁵ See the New Forest National Park Core Strategy and Development Management Policies DPD at <http://www.newforestnpa.gov.uk/planning/planning-policy/core-strategy>.

document

- A transport assessment is required for all major applications proportionate to the scale of development which must include an assessment of congestion on the A36, particularly the Alderbury bypass and how the development proposal would affect this issue
- Some managed growth is necessary to support ongoing business growth and development, to ensure the existing strong employment opportunities in the area are maintained. Limited development will also help to address the shortfall in affordable housing in the area
- Consideration should be given to the existing shortage of long-term beds in care homes
- The New Forest National Park is an important resource and so protecting the natural environment is a priority. The Core Strategy sets a policy framework to prevent detrimental impacts on the park from neighbouring development. Development that would increase recreational pressures must not adversely affect Natura 2000 designations of the New Forest and must contribute to the implementation of the Recreation Management Strategy. Development within the park area will be subject to a separate core strategy as described above
- Ongoing protection and enhancement of the Stone Curlew and calcareous grassland habitat at Porton Down must be secured through the implementation of an Integrated Business and Environmental Management Strategy, to effectively avoid potentially adverse impacts of further development at the site, maintaining the integrity of the Natural 2000 designations.
- Development in the vicinity of the River Avon (Hampshire) must incorporate appropriate measures to ensure that it will not adversely affect the integrity of this Special Area of Conservation
- Development within the community area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics.

How will the Southern Wiltshire Community Area change by 2026?

5.127 By 2026, the Southern Wiltshire Community Area will comprise thriving communities reflecting the aspirations of its residents. The area will be comfortable with its relationship with Salisbury and will have benefited from the opportunities that growth has attracted to provide new homes and jobs, in a managed way that delivers improved services and choice.

5.128 In response to this challenge, Downton will continue to be the focus of appropriate levels of managed growth. It will have a choice of transport and provide a good range of services, and good levels of employment. The need to grow Salisbury will have been recognised by the community, who will continue to benefit from the enhanced facilities and job opportunities that the city offers. The area will further benefit from the delivery of improved community facilities and better connectivity through improved footpaths, cycle ways and public transport choices.

[Figure 5.16 – Southern Wiltshire Community Area]

Core Policy 24

Spatial Strategy: Southern Wiltshire Community Area

Development in the Southern Wiltshire Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Local Service Centres:</i>	<i>Downton</i>
<i>Large Villages:</i>	<i>Alderbury, Coombe Bissett, Morgan's Vale / Woodfalls, Pitton, Whiteparish and Winterslow / Middle Winterslow</i>
<i>Small Villages:</i>	<i>Bodenham, Britford, Charlton All Saints, East Grimstead, Farley, Firsdown / Winterbourne, Laverstock and Ford, Lopcombe Corner, Nunton, Odstock, West Dean and West Grimstead</i>

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Downton Business Centre.

Over the plan period (2006 to 2026) approximately 615 new homes will be provided of which 190 should occur at Downton. About 425 homes will be provided in the rest of the community area. Growth in the Southern Wiltshire Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Southern Wiltshire Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.126 will be addressed.

Table 5.14 Delivery of Housing 2006 to 2026 – Southern Wiltshire Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Downton	190	54	14	0	122
Remainder	425	315	54	0	56
Community Area Total	615	369	69	0	177

New Forest National Park

5.129 The south eastern boundary of the area covered by this strategy overlaps with the New Forest National Park. Parts of the parishes of Redlynch, Landford and Whiteparish lie within the National Park and, although they are located in Wiltshire, these areas are under the New Forest National Park Authority (NPA) for all planning purposes. The policies contained in this strategy do not therefore apply to development within these areas.

5.130 The New Forest National Park Management Plan (2010 – 2015) was formally approved by the National Park Authority in December 2009 with the authority's Core Strategy & Development Management Policies DPD adopted in December 2010. These plans cover the whole of the National Park, including the parts of the Park in South

Wiltshire, and supersede the New Forest policies within the Salisbury District Local Plan 2003.

- 5.131 Some development in the remainder of south Wiltshire might impact on the National Park, and the NPA will continue to be consulted on proposals that are considered to potentially impact on their aims. It is also necessary for this Strategy to impose a policy to control the impact of development outside of the National Park.
- 5.132 It may also be the case that development in some areas of south Wiltshire may have an impact on the New Forest SPA and SAC through increased recreational disturbance. Adverse effects upon these sites may be avoided through implementation of the New Forest Recreation Management Strategy. This is further discussed in Core Policy 50.

Core Policy 25

New Forest National Park

Development will only be permitted where it does not have a negative impact on the:

- i. Conservation and enhancement of the unique character and environment of the New Forest National Park, and in particular the special qualities of its landscape, wildlife and cultural heritage*
- ii. Encouragement of understanding and enjoyment of the New Forest National Park's special qualities*
- iii. Social and economic well being of local communities in ways that sustain the National Park's special character.*

Old Sarum Airfield

- 5.119 Old Sarum Airfield dates from the First World War and is one of the best preserved in the country as it has remaining technical buildings and three listed hangars, which still have a functional relationship to the grass airstrip. The facility is highly valued locally for the historical and recreational opportunities it provides. However, there are a number of issues relating to the site that this Core Strategy seeks to resolve.
- 5.120 The heritage value of the airfield has been damaged by the intrusion of functional late 20th century industrial sheds, which compromise its historic character. There are no controls over the level and intensity of flying activity from the airfield, and there has been a long history of complaints from local residents about the noise, which has been caused largely by aeroplanes flying over the city, in training circuits, especially during the summer months. While there is no local wish to prevent flying altogether, there is a desire to seek some control and strike an appropriate balance between the flying activity and amenity of Salisbury's residents.
- 5.121 This strategy will allow sympathetic new development on the airfield perimeter, including high quality residential use, where it can be fully demonstrated that it will deliver the outcomes identified in the following policy. The Master Plan will be developed in partnership with the local community, local planning authority and the developer prior to any application being considered.

[Figure 5.15: Old Sarum Airfield map and copyright text – INSERT HERE]

Core Policy 23

Old Sarum Airfield

New development will only be permitted on Old Sarum Airfield if it delivers the following:

- i. A long-term proactive strategy for the enhancement of the Conservation Area including management plan and public access and visitor/interpretive material on its historic relevance*
- ii. A high quality strategic landscape improvement to mitigate impacts of existing intrusive buildings, to soften impacts when viewed both out and into the Conservation Area and from Old Sarum Scheduled Ancient Monument*
- iii. The completion of a legal agreement (section 106) to agree reasonable controls over flying activity in the interests of the amenity of local residents*
- iv. Submission, agreement and implementation of a development master plan, which delivers a high quality development that takes opportunities to enhance the historic environment and protects the amenity of existing residents*
- v. Retains and safeguards flying activity from the airfield*
- vi. Provides community benefit for the Old Sarum residents.*

Tidworth Area Strategy

Spatial information and context

- 5.133 The Tidworth Community Area is located in the eastern part of Wiltshire. The area is predominantly rural in character and includes parts of Salisbury Plain and the North Wessex Downs AONB. The two main towns in the community area, Tidworth and Ludgershall, have complimentary roles and are being planned for jointly to help them develop a number of shared facilities and resources. This complimentary role will enable a more sustainable community, where a mix of military and civilian employment, and shared facilities, serve a permanent population.
- 5.134 The Tidworth Community Area is dominated by the presence of the military, being by far the largest local employer, utilising large parts of Salisbury Plain as a training area. Although Tidworth and Ludgershall provide local centres, Andover and Salisbury offer the majority of higher order services and facilities, such as hospitals and cinemas, and public transport in the area is based around access to these centres. The A303 is located just south of the community area and is a strategic transport route linking Wiltshire to the south-east and south-west of England.

The strategy for the Tidworth Area

- 5.135 Tidworth/Ludgershall is not identified as a location for new strategic employment growth. The employment mix in the town is dominated by the MoD and this causes there to be a number of unusual commuting patterns with a high percentage of people walking to work and a relatively good level of self containment. Nevertheless, there remains significant out-commuting with limited employment beyond jobs associated with the MoD. New employment at Tidworth and Ludgershall should concentrate on providing a range of opportunities to diversify the job market. Although not a strategic location for employment growth, Castledown Business Park is an important allocation that will fulfil the requirements of Tidworth/Ludgershall in the short and medium term.
- 5.136 The dominance of the military and the unique living and working practises of military life mean that the community area displays some unusual patterns and population profiles. The military lifestyle also has a fundamental effect on how people interact with higher order service centres around the area. As the Tidworth, Netheravon and Salisbury Garrisons have been designated as a 'Super Garrison', the military population in the area is expected to grow and new military housing is planned. Military personnel are also likely to remain in the area for longer. This strategy will help to deliver wider improvements to services and facilities in the community area and thus contribute to the integration of the civilian and military community. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Tidworth Community Area this includes the North Wessex Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

- 5.137 Specific issues to be addressed in planning for the Tidworth and Ludgershall Community Area include:

- Employment growth will need to be provided to help diversify the economic base, thus reducing the reliance on the MoD, but also allowing opportunities for related industries to locate to the area and benefit from being co-located with specialist military services. The area's excellent road connectivity adds to its attractiveness to employers
- The re-use of brownfield military land will be a priority to support sustainable local employment growth. This will be particularly important as there is currently a shortage of quality employment premises for small and medium sized enterprises including incubation facilities and managed workspaces in the area
- The use of brownfield land may also enable the protection of sensitive areas around the community area including the Salisbury Plain SSSI, SPA and SAC and the North Wessex Downs AONB. However, the re-use of this land needs to be considered carefully in relation to the wider needs of the area
- Developer contributions from future housing growth should also help to deliver infrastructure necessary in the town. In particular, a permanent and centrally located ambulance standby point is needed, along with additional infant and nursery places. In addition the fire and rescue service would consider relocating the fire station within Ludgershall and additional facilities may be required
- Development with potential to increase recreational pressure upon the Salisbury Plain Special Protection Area will not be permitted unless proportionate contributions towards the maintenance of the Stone Curlew Management Strategy⁴⁶ designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the SPA are made.
- All development within the community area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
- Development in the vicinity of the River Avon (Hampshire) or Salisbury Plain Special Areas of Conservation must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites
- Further improvements to the retail offer of Tidworth and Ludgershall is a priority to help improve the self-sufficiency of the area. Regeneration is particularly important as both town centres currently are poorly defined and suffer from a lack of continuity. The centres also have a generally weaker retail offer than for comparable sized nearby market towns. In planning for Tidworth and Ludgershall together, it is therefore important that any additional retail provision is directed to the central area of Tidworth to help improve the retail offer and the vitality and viability of the area overall. Ludgershall centre should be consolidated to provide for local needs
- Sustainable traffic demand management and containment solutions will be needed to limit the impact of new development on the A303. Other improvements should include enhanced public transport connectivity, including a local bus service in Tidworth, and improved rights of way and cycling links between Tidworth and Ludgershall.
- The development of land at Tidworth will need to carefully consider matters in relation to the appropriate disposal of foul and surface water. Such matters should be scoped and addressed through the planning application process.

How will the Tidworth Community Area change by 2026?

5.138 The settlements of Tidworth and Ludgershall will have developed their complementary roles and taken full advantage of opportunities to develop sustainable brownfield sites. Growth will have reflected the need to create a more

⁴⁶ Please refer to the Biodiversity and Development pages of the Wiltshire Council website for further details.

balanced community and act as a catalyst to attract inward investment with new employment opportunities complimenting those provided by the MoD. The future of existing and former MoD sites will be carefully integrated into the needs of the wider community. The River Bourne Corridor, Salisbury Plain and Chute Forest will continue to provide social, environmental and economic assets to the area as part of a wider green infrastructure network which will be used and managed sustainably.

[Figure 5.17 – Tidworth Community Area]

Core Policy 26

Development in the Tidworth Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1:

<i>Market Towns:</i>	<i>Tidworth and Ludgershall</i>
<i>Large Villages:</i>	<i>Collingbourne Ducis and Netheravon</i>
<i>Small Villages:</i>	<i>Collingbourne Kingston, Enford, Everleigh and The Chutes (Chute Cadley / Chute Standen, Lower Chute and Upper Chute)</i>

Over the plan period (2006 to 2026) 12 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including:

<i>Land North of Tidworth Road</i>	<i>Saved Kennet District Plan Allocation</i>	<i>12 ha</i>
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The following Principal Employment Areas will be supported in accordance with Core Policy 35: Castledown, Land North of Tidworth Road.

Over the plan period (2006 to 2026), approximately 1,920 new homes will be provided of which about 1,750 should occur at Tidworth and Ludgershall, including land identified at Drummond Park (MSA Depot) Ludgershall for strategic growth.

<i>Drummond Park (MSA) Depot</i>	<i>475 dwellings</i>
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The strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should be in accordance with the development template shown by Appendix A. Approximately 170 homes will be provided in the rest of the community area. Growth in the Tidworth Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Tidworth Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.137 will be addressed.

Table 5.15 Delivery of Housing 2006 to 2026 - Tidworth Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Tidworth & Ludgershall Town	1,750	330	863	475	82
Remainder	170	80	6	0	84
Community Area Total	1,920	410	870	475	165

Tisbury Area Strategy

Spatial information and context

- 5.139 The Tisbury Community Area is made up of 16 rural parishes within the Cranborne Chase and West Wiltshire Downs AONB. Tisbury is the Local Service Centre in the community area and lies to the west of Salisbury. However, the rural nature of the area and its proximity to neighbouring towns in Dorset, mean that many residents turn to towns such as Shaftesbury, Gillingham, and Wincanton, for their immediate day to day needs.
- 5.140 Tisbury benefits from excellent rail connections to Exeter and Salisbury, with a direct service to London Waterloo in less than two hours. There are also two A-roads passing through the area: the A303 running east to west and the A30 Salisbury to Shaftesbury road. Although Tisbury is close to these links, locally the road network is poor making it feel remote and car ownership and long-distance commuting are above average. This area is a very safe place to live with the lowest crime rates per person in the county. There are six primary schools in the area and two independent schools, but no secondary schools, with Shaftesbury and Gillingham mainly providing these for the area.
- 5.141 Although there is modest employment in Tisbury, the community feel that there are limited job opportunities and some employment land should be allocated but this should be small scale, well designed, and in keeping with the village and surrounding countryside. The scale of any employment development must also take into account the poor road access to the village.

The strategy for the Tisbury Area

- 5.142 The strategy for Tisbury Community Area is to provide for modest growth of both housing and employment to ensure development is balanced, thus helping to minimise out-commuting and also to provide support for local services and communities. Identifying suitable non-strategic allocations will include working closely with existing employers to ensure they have the potential to meet their future needs⁴⁷. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Tisbury Community Area this includes the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

- 5.143 Specific issues to be addressed in planning for the Tisbury Community Area include:
- It will be important to maintain Tisbury's role as a local employment centre and managed growth will be important, in close cooperation with local employers and to ensure any negative impacts are avoided
 - Although the area benefits from some good quality tourist accommodation, there is a lack of bed spaces, especially B&B's.
 - The Core Strategy will seek to ensure that modest new growth in Tisbury will

⁴⁷ Salisbury District Employment Land Review (2007) (section 8).

be sympathetically designed and located so it blends with the village and takes account of the constraints presented by narrow access roads and the sensitive landscape of the AONB

- All development within the community area will need to conserve the designated landscape of Cranborne Chase and West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics. All development will be required to maintain the integrity of the Chilmark Quarries Special Area of Conservation, having particular regard to the Wiltshire Bats SAC guidance⁴⁸.
- The Tisbury Parish Plan (page 6) identifies that there is a major concern about insufficient parking being available in the area of the station as the number of rail users from outlying areas continues to increase. The scope and need for further station parking, particularly on the Station Works site and fields adjacent to the South Western Hotel should be examined to address this.

How will Tisbury Community Area change by 2026?

5.144 Both housing and employment development will have helped to improve the self-sufficiency of the area and will have helped to reduce out-commuting. The services, facilities and retail that exist at Tisbury are important to local quality of life and convenience, and will have been protected and enhanced. Modest new growth in Tisbury will have been sympathetically designed and located so it blends with the village and takes account of the constraints presented by the narrow access roads and the sensitive landscape of the AONB. The rural area outside of Tisbury will have changed little as new development will have been limited to modest levels appropriate to the scale of the settlements. The community area will benefit from increased tourism and new faster broadband provision will have helped to alleviate rural exclusion.

[Figure 5.18 Tisbury community area]

Core Policy 27

Spatial Strategy: Tisbury Community Area

Development in the Tisbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Local Service Centres:</i>	<i>Tisbury</i>
<i>Large Villages:</i>	<i>Fovant, Hindon and Ludwell</i>
<i>Small Villages:</i>	<i>Ansty, Berwick St John, Charlton, Chilmark, Donhead St Andrew, Donhead St Mary, Fonthill Bishop, Fonthill Gifford, Sutton Mandeville, Swallowcliffe and Tollard Royal</i>

There are no Principal Employment Areas in the Tisbury Community Area.

Over the plan period (2006 to 2026) 1.4 hectares of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:

<i>Hindon Lane, Tisbury</i>	<i>Saved Salisbury District Plan allocation</i>	<i>1.4 ha employment</i>
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⁴⁸ Please refer to the Biodiversity and Development pages on the Wiltshire Council website for further details..

Over the plan period (2006 to 2026), approximately 420 new homes will be provided, of which about 200 should occur at Tisbury and approximately 220 homes will be provided in the rest of the community area. Growth in the Tisbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Tisbury Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.143 will be addressed.

Table 5.16 Delivery of Housing 2006 to 2026 - Tisbury Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Tisbury	200	124	37	0	39
Remainder	220	51	11	0	158
Community Area Total	420	175	48	0	197

Trowbridge Area Strategy

Spatial information and context

5.145 Trowbridge has a strong industrial heritage and as the County Town of Wiltshire maintains an important strategic role. It has good transport links to many nearby settlements including Bath and Bristol and is less than twenty miles from the M4. The town has good rail connectivity to the west, via Bath and Bristol, and the south, via Westbury and Southampton. The strategically important A350 links Trowbridge with the M4 and the south coast. Trowbridge plays an important role as an employment, administration and service centre for Wiltshire. The town does however suffer from a lack of infrastructure, particularly leisure, entertainment and cultural facilities. Improvements associated with the need to better integrate the various modes of public transport are also needed, including the potential for a fundamental re-design of the railway station as the gateway to the town centre. The regeneration of the central area of Trowbridge is a priority for the council, the Town Council and local businesses.

The strategy for the Trowbridge Area

5.146 It is important that Trowbridge grows to strengthen its principal service centre role and deliver improved infrastructure and facilities in the town. Sustainable growth with employment development alongside new housing is needed both within the central area of the town and in the form of an urban extension, which is fully integrated with the town centre. Further land will be identified in the Housing Site Allocations DPD. It will look to accommodate housing needs toward the end of the plan period and beyond 2026 since further significant house building on greenfield sites, will only be able to commence if adequate education infrastructure exists, such as delivered on the Ashton Park extension. New employment land will be allocated to create new jobs and strengthen the town's role as a strategic employment centre for the wider west Wiltshire area. Employment and housing growth will help improve town centre vitality and deliver improved infrastructure that will enhance the attractiveness of Trowbridge for employers to locate to.

Issues and considerations

- 5.147 Specific issues to be addressed in planning for the Trowbridge Community Area, include:
- Developer contributions from future housing growth should help deliver infrastructure necessary in the town. In particular, improved doctors surgeries and facilities for emergency services are needed
 - Delivering housing growth will also strengthen the viability for new and improved entertainment and cultural facilities in the town, such as a cinema. Ensuring growth is balanced between the central and edge of town areas will also deliver an improved evening economy, such as restaurants in the town centre, particularly adjacent to the River Biss corridor. Town centre growth should be a priority with greenfield development being phased throughout the plan period
 - Strategic growth at Trowbridge will create the environment to attract investment in high value skilled jobs including - office development and supporting infrastructure including hotel accommodation. The wider work of the council in terms of employer engagement schemes such as the 'Wiltshire 100' to support

employment and skills will help deliver high value jobs and assist young people to acquire the appropriate competencies and experience to access opportunities in the work environment. Additional employment provision will also facilitate uplift and improvements necessary to secure a long term future for existing trading estates

- Strategic growth at south-east Trowbridge will facilitate delivery of strategic improvements to the A350, particularly at Yarnbrook and West Ashton where existing junction arrangements are over capacity. This is currently a source of traffic congestion and improvements will have a significant benefit to the town. Responsibility for delivery of these improvements will be shared between the developer(s) and the council – these schemes are given an especially high ranking by the Wiltshire and Swindon Local Transport Body (LTB), who has included them in their list of schemes that will attract funding support post 2015. More details relating to the LTB can be found on the Swindon Borough website⁴⁹.
- There is a requirement to provide a site for a secondary school to the south east of Trowbridge, to serve the proposed urban extension and linked by a new road to recent developments at Paxcroft Mead and other planned development to the east of Trowbridge. This would help to address cross town traffic which is currently a problem as the only secondary schools are located to the west and south west of the town. A new primary school will also need to be delivered as part of the permitted development on land south of Paxcroft Mead and two further primary schools delivered as part of the Ashton Park strategic allocation
- It is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick North Bradley and West Ashton have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning
- The regeneration of Trowbridge central area is a priority that will need to be delivered over the life of the plan to support the development of the town as a whole. A Masterplan is being developed to consolidate and deliver improvements to the central area of Trowbridge through regenerating key sites and the Wiltshire Core Strategy provides support for this work through Core Policy 28. The Masterplan, amongst other things, provides details in relation to the delivery of improvements to the rail station providing a new gateway to Trowbridge and improved public transport connectivity. The regeneration of centrally located vacant sites will improve the services and facilities the town needs and provide new employment uses. Sustainable and coherent regeneration of Trowbridge town centre is needed, to maximise the potential of vacant sites, to improve pedestrian linkages and to enhance the quality of the public realm. The town centre is currently defined in the West Wiltshire Local Plan – First Alteration and constitutes a “commercial area” (saved policy SP1). All town centre boundaries will be revisited plus shopping frontages (and associated policies) through the Core Strategy Partial Review process.
- A transport assessment is required for all major applications proportionate to the scale of development which must include an assessment of the likely future implications of delivering the Hilperton Relief Road. The assessment and relevant applications should optimise linkages providing permeable road, cycle and footpath connections between Ashton Park and the existing and committed improvements to the strategic road system at East Trowbridge.
- Although the strategy is based around the Wiltshire community areas, it does

⁴⁹ Please see the Council and Democracy section of the Swindon Borough Council website.

plan for the continuous urban area of Trowbridge. Areas such as Staverton, which adjoins Trowbridge but is located within the Bradford on Avon Community Area, should therefore be considered both in relation to Trowbridge and Bradford on Avon

- Although the regeneration of the Trowbridge Master Plan sites provides an opportunity to deliver improved leisure facilities (e.g. a new leisure centre), further work is needed to investigate how additional formal sports pitches and courts provision can be delivered in the town
- Trowbridge is well provided for in terms of its convenience retail offer and there is no capacity for additional major food retail during the plan period, as evidenced by the Wiltshire Town Centre and Retail Study. There is however, considerable opportunity for additional comparison provision. Recent edge of centre retail development in Trowbridge has led to the repositioning of the town centre and future development should be focused in central locations around the Master Plan sites (paragraph 5.150)
- Trowbridge has a strong industrial heritage and features a number of key landmark buildings, including the Town Hall, mill buildings and a hierarchy of buildings associated with the cloth industry. Future development should have regard to this important heritage and ensure proposals enhance, rather than negatively impact on the existing townscape
- There are strong functional relationships between Trowbridge, Frome and Westbury, particularly for retail. Strategic growth in Trowbridge can strengthen the employment role of Trowbridge for the wider area and provide a complimentary retail offer to that provided by the nearby higher order centre of Bath
- Improvement needs to be made to the River Biss to provide an attractive and important pedestrian corridor connecting different parts of the town centre and with the Ashton Park Urban Extension. The River Biss is currently an under-utilised resource and new development within the town must contribute to improving connectivity with the river and thereby improve the character of this important green corridor
- All development in Trowbridge should be sensitive to constraints, such as the local County Wildlife Sites, SSSIs, Ancient Woodland, the Western Wiltshire Greenbelt and areas at risk of flooding.
- Land proposed for development to the south-east of Trowbridge has the opportunity to deliver biodiversity and general green infrastructure enhancements through new planting to link existing woodland sites, which will also contribute to the delivery of the Strategic Nature Area (SNA) for woodland in this area (Nature Map); and the provision of open space; improvements along the River Biss corridor to the central area of Trowbridge; and by reducing the risk of flooding in the town. Flood mitigation should relate to development impact only.
- A more detailed Strategic Flood Risk Assessment (Level 2) is needed to provide a robust understanding of flood risk and inform decisions about the towns growth and appropriate selection sites for development. Such work would consider all aspects of flood risk and, where practicable, the scope of the assessment should be agreed with the council and the Environment Agency
- Development proposals should consider and seek to deliver appropriate measures to ensure that potentially harmful recreational pressures upon woodland sites to the south east of Trowbridge are avoided in the first instance and / or mitigated against.
- Woodland sites to the south east of Trowbridge support a breeding populations of Bechstein bats, associated with the Bath and Bradford on Avon

Bats SAC. All development will be required not to adversely affect this designation and to ensure that connectivity with the SAC is maintained, having particular regard to the Wiltshire Bats SAC Guidance⁵⁰.

How will Trowbridge Community Area change by 2026?

5.148 The role of Trowbridge as an employment, administration and strategic service centre will be strengthened. The strategy for growth at the town will provide the catalyst for private sector investment into the town to deliver improved infrastructure. Improved entertainment, leisure and cultural facilities will have been developed alongside an enhanced retail offer within the central area. Strong linkages will be established between town centre and edge of town growth, with improved public transport integration and an attractive walk and cycle route via the River Biss corridor connecting regeneration sites. Significant and focused road infrastructure improvements will have been made to the A350 and the location of a new secondary school to the south east of the town will have helped to reduce cross town traffic. The attractiveness of the town centre will be substantially improved, in part through enhancements to the River Biss corridor. Significant growth in employment provision will have taken place at Trowbridge, helping to strengthen the town’s strategic employment role and this will consist of both town centre and edge of centre development. A range of new jobs will be created including office based employment opportunities.

[Figure 5.19 - Trowbridge community area]

Trowbridge Central Area Regeneration

5.149 The regeneration of the central area of Trowbridge is a priority and a number of development sites have been identified. The development of these sites should incorporate a sustainable mix of retail, leisure, business and residential uses and be compatible with Core Policy 36 and the emerging Masterplan for Trowbridge⁵¹ which could be adopted as a Supplementary Planning Document once completed.

5.150 The Masterplan for Trowbridge identifies character areas (areas of opportunity) which are shown on the following map and are described in more detail below. Where it is clearly demonstrated, through an open book approach, and agreed by the local planning authority that the uses proposed in the Masterplan are not viable, alternative uses may be supported where they are consistent with the objective of securing a sustainable mix of uses for the Regeneration Area as a whole and would not be to the detriment of the delivery of other sites.

[Figure 5.20 - Trowbridge central area regeneration]

Area	Site Name & Existing / Permitted Land Uses	Masterplan Objectives
1	Trowbridge Peoples Park Civic and public open spaces.	Improve activity around the edges of the park and quality of existing sports and recreation facilities. Improve way-marking and linkages with the town centre and edge of centre retail / leisure facilities.

⁵⁰ Please refer to the Biodiversity and development pages of the Wiltshire Council website for further details.

⁵¹ Urban Practitioners, 2010. Transforming Trowbridge Master Plan Development Stage One – Scoping and Vision Study.●

2	North east edge of town centre Services, secondary retail and residential uses.	Improve functional links with the town centre through improvements to public realm and way-marking.
3	Historic town centre Primary / secondary retail and service core.	Improve public realm and relationship with surrounding areas of opportunity and existing uses. Explore opportunities for above ground-floor level residential uses and office accommodation. Preserve and enhance listed buildings and other heritage assets. Enhance the historic character of the town and its County Town status through way-marking, use of public arts and interactive media.
4a / 4	Bythesea Road / Wicker Hill / Stallard Street Range of edge of centre retail schemes at various scales and residential uses.	Improve public realm, way-marking and links to the town centre and between edge of centre uses.
5	Former Bowyers site Comprehensive redevelopment of the site comprising: a supermarket, non-food retail, leisure floor-space, food and drink floor-space and associated petrol filling station.	Improve links to town centre, way-marking and public realm to compliment surrounding uses.
6	County Hall (municipal uses) Town administrative centre including library and cafe.	Enhance linkages to transport interchanges. Improve links to town centre and edge of centre retail / leisure uses. Improve way-marking.
7	St Stephen's Place Comprehensive redevelopment of the site comprising multi-screen digital cinema / hotel, restaurants / cafes / bars / retail and associated car parking / public realm and pedestrian and cycle links.	Improve links to the town centre, way marking and public realm to complement surrounding uses.
8	Gateway Enhancement Area	Seek enhancements to improve public realm, way-marking and links to the town centre.

Area	Opportunity Sites Site Description	Potential Land Uses / Masterplan Objectives
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9	<p>East Wing</p> <p>Council owned site comprising a mix of one and two storey office buildings and vacant four storey library building. Currently used a long term car park and secure storage.</p>	<p>Opportunity Sites 9, 10 and 11 are considered to be priority sites for comprehensive regeneration supporting high quality, vibrant, mixed use developments.</p> <p>Create a series of linked destinations along the river corridor to encourage people to make linked trips to the town / edge of centre uses.</p>
10	<p>Court Street Car Park (Council owned car park)</p>	<p>Establish a new east-west pedestrian and cycle link across the River Biss. Improve public realm and reconnect the currently fragmented elements of the town centre.</p>
11	<p>Cradle Bridge</p> <p>Redundant factory site with ancillary office accommodation.</p>	
12	<p>Court Street Area</p> <p>Existing mix of employment sites comprising a number of under-used former mill buildings, warehouses, workshops and office accommodation.</p>	<p>Create an attractive working environment supporting innovation and growth in independent / cultural and creative business.</p> <p>Create the opportunity for linked trips between the town centre and edge of centre uses.</p> <p>Protect and enhance the existing heritage assets of the area and provide new pedestrian links to the river.</p> <p>Improve public realm and the traditional warehouse facades.</p>
13	<p>Castle Street</p> <p>Key north – south route into the historic core of the town centre supporting a mix of smaller independent businesses. Some vacant units.</p>	<p>Support complementary retail, leisure and commercial uses allowing for a mix of day and night time activity.</p> <p>Promote Castle Street as key walking street and thereby encouraging linked trips between the town centre and edge of town retail / leisure attractions to the north / west and south.</p> <p>Support the potential redevelopment of the toy shop and adjacent garage site.</p> <p>Improve public realm and create an attractive, safe and comfortable walking environment.</p> <p>Improve way-marking.</p>
14	<p>Town Bridge / Wicker Hill</p> <p>An important access point and gateway to the town and river.</p>	<p>Create a new civic space at Town Bridge focussed on the River Biss through comprehensive public realm works.</p> <p>Maximise active development frontage onto the River Biss corridor and Wicker Hill.</p> <p>Improve way-marking.</p>
15	<p>ASDA and The Shires</p> <p>Shopping centre, multi-storey car</p>	<p>Improve public realm, way-marking and relationship with the riverside, historic core, the Gateway retail development and</p>

	park, supermarket and servicing.	the rail station. Create a new public space centred on the river. Explore opportunities to reconfigure space to provide larger retail units set within an attractive environment.
16	Castle Place & Car Park Shopping centre, multi-storey car park and leisure centre.	Facilitate longer term redevelopment if the wider parking strategy for Trowbridge can be achieved. Support vibrant, mixed use development that will encourage people to make linked trips between town centre and St Stephen's Place and thereby actively address functional relationships with the People's Park.
17	Riverway Industrial Site (Shails Lane) Light industrial and recycling facilities.	Facilitate the longer term redevelopment opportunity for a mix of uses to include housing, office, business and / or leisure uses. Prepare a site specific development brief setting out the development and design principles for any future long-term use of the site.

Core Policy 28

Trowbridge Central Areas of Opportunity

- i. High quality development designed to achieve a sustainable mix of land uses will be permitted on the opportunity sites (areas 9 to 17) identified in figure 5.20 and the Masterplan for Trowbridge. Proposals for development on the Masterplan opportunity sites should complement existing and committed land-uses as well as contribute to the wider vision for the town centre as set out in the Masterplan.*
- ii. Proposals should meet high quality design and sustainability standards including exemplary public realm and strong pedestrian and sustainable travel linkages as set out in the Master Plan.*
- iii. Proposals for major development⁵² must be designed with the ability to connect to the Trowbridge energy network. Where this is deemed not to be viable, the evidence for this should be fully demonstrated within the Sustainable Energy Strategy as set out by Core Policy 41.*

Core Policy 29

⁵² The term 'major development' is taken to be as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Spatial Strategy: Trowbridge Community Area

Development in the Trowbridge Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Principle Settlements:	Trowbridge
Large Villages:	Hilperton, North Bradley and Southwick
Small Villages:	West Ashton and Yarnbrook

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Canal Road Industrial Estate, White Horse Business Park, West Ashton Road, Bryer Ash Business Park and Bradford Road.

Over the plan period (2006 to 2026), 25 ha of new employment land (in addition to that already delivered or committed at April 2011) and approximately 7,000 new homes will be provided within the Community Area. At Trowbridge, approximately 5,860 dwellings will be delivered and will involve an area for strategic growth to the south east of the town (Ashton Park), which extends towards the A350 to the south and the railway line to the west. An additional 950 dwellings will then be developed at the town only once improved secondary school provision is in place towards the end of the plan period and there has been a further assessment of effects on protected bat species and their habitats to ensure that they are properly safeguarded.

West Ashton Road	Saved West Wiltshire District Plan Allocation	10 ha
Ashton Park Urban Extension		15 ha employment 2,600 dwellings

The strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should deliver any requirements as set out in the development templates as shown by Appendix A. Further land for housing development at Trowbridge will be identified in the Housing Site Allocations DPD. Greenfield housing sites in addition to the strategic sites will only be permitted once improved secondary school provision has been delivered as a result of the Ashton Park urban extension. Any proposals which are likely to have an unavoidable adverse effect on a Natura 2000 site will not be taken forward.

Approximately 165 homes will be provided in the rest of the community area over the plan period. Growth in the Trowbridge Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Trowbridge Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.147 will be addressed.

Table 5.17 Delivery of Housing 2006 to 2026 - Trowbridge Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified

Trowbridge Town ⁵³	6810	2152	409	2,600	1649 ⁵⁴
Remainder	165	230	7	0	0
Community Area Total	6975	2382	416	2,600	1649

Trowbridge District Energy Network

5.151 The traditional distribution of energy from large non renewable power stations is not efficient when it comes to minimising greenhouse gases. Significant losses of energy occur through its transmission over long distances, and the heat generated when electricity is generated is wasted. Generating energy (which may consist of electricity, heat and cooling) in close proximity to the customer, can substantially reduce emissions, and therefore help to meet targets for tackling climate change in Wiltshire. A significant opportunity has been identified for a district energy network to be established in the centre of Trowbridge. Key opportunities include:

- A programme to substantially re-model County Hall, one of the main Wiltshire Council offices located close to the centre of Trowbridge commenced in 2011. County Hall could form a significant ‘anchor’ customer to a new energy network
- The Trowbridge Master Plan identifies a central of area of Trowbridge (Area 15 – Riverside) as highly suitable for new leisure services. A new leisure centre would provide an ideal ‘anchor’ customer for an energy network
- The connection of other Trowbridge Master Plan sites may improve the viability of both the overall scheme, and the need to meet improvements to the energy performance for each of these developments.

5.152 The development of a district energy network in Trowbridge will be supported in accordance with Core Policies 28 and 41.

Core Policy 30

Trowbridge Low-Carbon, Renewable Energy Network

- The development of a low-carbon renewable district energy / heat network in Trowbridge will be encouraged and supported.*
- For major development⁵⁵ and within the identified area of potential (refer to accompanying map), proposals for development should give consideration for the future routing of piping (electricity / heat / cooling), for network expansion and for the development of energy hubs. Applications for development must demonstrate how these matters have been considered in preparing the proposal and be set out in the Sustainable Energy Strategy as required by Core Policy 41. Connections to the Trowbridge energy network will be supported, in accordance with Core Policy 28.*

[Figure 5.21 Trowbridge energy network area of potential]

⁵³ Housing numbers for Trowbridge include those planned for the village of Hilperton.

⁵⁴ The remainder of the Community area has sufficient commitments to exceed the indicative requirement.

⁵⁵ The term ‘major development’ is taken to be as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Warminster Area Strategy

Spatial information and context

5.153 The historic town of Warminster is surrounded by a high quality landscape, with Salisbury Plain to the east. The town has an attractive town centre, which functions as an important hub for a number of nearby rural settlements. The town itself is one of the larger employment centres in the county. Warminster is located near two regionally significant transport corridors, the A36 and the Cardiff to Portsmouth railway line. The town has strong functional linkages for employment and shopping with Frome. Warminster has been identified as a location for new strategic employment growth. It is one of the larger market towns and has excellent road (A36/A350) and rail connectivity. The MoD continues to be the largest employer, but there are a number of other significant employers in the town. Although, there have been relatively high volumes of empty industrial units in Warminster during late 2000's, redevelopment of the town has recently stimulated more demand in the town centre. Overall, Warminster has the capacity to enhance its contribution to the employment base within Wiltshire.

The strategy for the Warminster Area

5.154 The strategy for Warminster is to increase the level of employment, town centre retail and service provision, along with residential development, as part of sustainable growth. New employment development in Warminster supports the overall strategy of concentrating on accessible locations within the A350 corridor. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In Warminster Community Area this includes the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

5.155 Specific issues to be addressed in planning for the Warminster Community Area include:

- A mix of housing and employment growth will facilitate the delivery of improved community facilities in Warminster through developer contributions. These may include expansion or alterations of the fire station and ambulance service centre, which are either at capacity or in need of major refurbishment. There is also a need for expansion or relocation of existing GP surgeries, facilities for young people in the town are also particularly lacking, the library is in need of enhancement and further cemetery provision is needed
- The options for expanding primary and secondary school provision in Warminster need to be resolved. The Princemcroft Primary School could be replaced on-site with a larger facility and Kingdown Secondary School may need to relocate because the schools existing site is constrained. Consideration for relocating the secondary school may be appropriate in any future community-led neighbourhood planning
- It is essential that housing development to the west of Warminster facilitates the early delivery of employment growth, allowing an increased supply of jobs for local people. However, existing issues associated with traffic congestion and cross-town traffic will need to be addressed and carefully managed. A

sustainable transport solution for pupils attending Kingdown Secondary School is required

- Proposals set out within the Warminster Town Plan will be supported, providing they are consistent with the policy framework set out in the Wiltshire Core Strategy. Proposals for new comparison retail provision on the Central Car Park site will be supported providing it is clearly demonstrated how the proposals integrate with the existing fabric of the town centre, provides high quality public realm and pedestrian linkages and provides enhancement to the existing central area
- Warminster has limited locational opportunities for new development due to a range of environmental constraints, such as the Cranborne Chase and West Wiltshire Downs AONB, a Special Landscape Area, a number of SSSI's and County Wildlife Sites. New development will need to be carefully managed to ensure appropriate mitigation is implemented
- All development within the community area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
- Development in the vicinity of the River Avon (Hampshire) or Salisbury Plain must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites
- Development which increases recreational pressure upon the Salisbury Plain Special Protection Area will not be permitted unless proportionate contributions are made to offset impacts through the Wessex Stone Curlew Project
- Concentrations of water phosphate in the River Wylye are high, derived from the sewage treatment works in the town and agricultural activity in the surrounding area. These current phosphate issues may lead to potential impacts on the River Avon Special Area of Conservation (SAC) located downstream. Any additional development must ensure that the impact of phosphates in the water system are pro-actively managed to ensure the current issues are addressed; a Nutrient Management Plan is being prepared to identify appropriate mitigation for this matter. Where the Environment Agency has concluded that increased discharges at a Sewage Treatment Works could not be fully mitigated through the Environmental Permitting Regime, all relevant development will provide effective mitigation where necessary, to ensure there are no detrimental impacts to the River Avon Special Area of Conservation in accordance with Core Policy 69.
- A more detailed Strategic Flood Risk Assessment (Level 2) is needed to provide a robust understanding of flood risk and inform decisions about the town's growth and appropriate selection of sites for development. The strategic allocation can be delivered in advance of the result of this assessment. Such work should consider all aspects of flood risk and, where practicable, the scope of the assessment should be agreed with the council and Environment Agency
- All development will be required to maintain the integrity of the Bath and Bradford Bats Special Area of Conservation (SAC), having particular regard to the Wiltshire Bats SAC Guidance⁵⁶

How will Warminster Community Area change by 2026?

5.156 An increase in future housing in Warminster, compared to historic trends, will help facilitate the delivery of improved services and facilities in the town. The delivery of

⁵⁶ Please refer to the Biodiversity and Development pages of the Wiltshire Council website for further details

sustainable employment growth opportunities alongside an appropriate mix of housing will help improve the self-containment of the town and will strengthen the vitality and regeneration prospects for the town centre. Facilities for the young will have been improved. Warminster's role as a service and employment centre for the surrounding rural catchment will have been enhanced. The River Wylde and the woodlands at Longleat Park will continue to provide social, environmental and economic assets as part of a wider green infrastructure network.

[Figure 5.22 Warminster Community Area]

Warminster Town Plan

5.157 Regeneration of the central area of Warminster is identified as a priority and a town plan is being prepared, which is being led by the community. This may be adopted as additional planning guidance in the future. As it stands, the focus for the Town Plan is to strengthen and re-define the identity of the retail core of the town centre including:

- The provision of suitable premises for larger format comparison retailers
- Rationalisation of parking provision
- Improvements to public transport connectivity, and
- Improved pedestrian linkages.

5.158 The proposals set out in the Warminster Town Plan are supported by the council. Proposals for the Central Car Park site, in particular, provide an opportunity to effectively integrate new comparison retail provision within the existing fabric of Warminster town centre. It is clear that the car park area is currently under-used and offers a unique opportunity to improve the retail offer to enhance the vitality and viability of the town centre overall.

5.159 Where possible, key community services and facilities should be retained in the town centre, to assist with the aims of enhancing the central area of the town, in accordance with national planning policy.

Core Policy 31

Spatial Strategy: Warminster Community Area

Development in the Warminster Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Market Towns:</i>	<i>Warminster</i>
<i>Large Villages:</i>	<i>Chapmanslade, Codford, Corsley, Heytesbury, and Sutton Veny</i>
<i>Small Villages:</i>	<i>Chitterne, Crockerton, Horningsham, Longbridge Deverill, Maiden Bradley, Stockton and Upton Scudamore</i>

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Crusader Park, Warminster Business Park, Woodcock Road Industrial Estate and Northlands Industrial Estate.

Over the plan period (2006 to 2026), 6 ha of new employment land (in addition to that already delivered or committed at April 2011) and approximately 2060 new homes will be provided. Of these about 1,920 dwellings should occur at Warminster, including land identified to the west of Warminster, between the existing built form and the A350 for strategic growth.

West Warminster Urban Extension	6 ha employment 900 dwellings
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The strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should be in accordance with the development templates shown by Appendix A.

Approximately 140 homes will be provided in the rest of the community area. Growth in the Warminster Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Warminster Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.155 will be addressed.

Table 5.18 Delivery of Housing 2006 to 2026 - Warminster Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Warminster Town	1,920	504	199	900	317
Remainder	140	67	24	0	49
Community Area Total	2060	571	224	900	365

Westbury Area Strategy

Spatial information and context

- 5.160 Westbury is an historic market town located in the west of Wiltshire between Trowbridge and Warminster. Although the town is smaller than other nearby settlements - including Frome, it has a significant employment base of strategic value and enjoys excellent rail connectivity, with direct links to Bristol, London, Portsmouth and Exeter. The town has seen significant housing development in the past which has not been matched by an appropriate provision of services, facilities and new jobs. The town has a good representation of independent retailers, which should be enhanced.
- 5.161 Westbury has been identified as a location for new strategic employment growth. The town's location between Warminster and Trowbridge allied with its position as a junction for rail travel makes it an accessible location and enhances its catchment. Furthermore, the employment base in Westbury should be relatively resilient to change. However, recent growth in housing has not as yet been matched by employment growth. The town has potential to be a key location for delivering economic development in Wiltshire and new employment development in Westbury supports the overall strategy of concentrating on accessible locations within the A350 corridor.

The strategy for the Westbury Area

- 5.162 The strategy for Westbury will deliver a reduction in housing growth compared to historic trends, with a focus on improving facilities, services and job creation. Existing employment in Westbury will be protected and expanded to reflect the wider strategic needs of west Wiltshire. Overall, the town should not seek to compete with the larger nearby centres, including Frome, but rather consolidate and enhance its existing role and improve linkages with neighbouring settlements.

Issues and considerations

- 5.163 Specific issues to be addressed in planning for the Westbury Community Area, include:
- The strategic employment role of Westbury will be maintained and enhanced and a new strategic employment site is allocated at Hawkeridge to provide for a mix of uses. This site will provide much needed expansion to the employment base in the area. This development will deliver high quality landscaping and environmental standards in accordance with the development template set out in Appendix A
 - Linkages between the town and the industrial sites located to the north of the town will be strengthened through developing the area in proximity to the railway station
 - The delivery of strategic housing growth at Station Road, Westbury (former West Wiltshire housing allocation - H14 West Wiltshire District Plan⁵⁷) will deliver an enhanced gateway to the town, in addition to providing a new crossing of the railway line, thus alleviating traffic from Oldfield Road and providing a connection to Mane Way

⁵⁷ West Wiltshire District Plan First Alteration 2004.

- The strategic development around Westbury railway station should also deliver improved access, particularly for buses with improved and integrated public transport connectivity; quality pedestrian and cycle linkages with the town centre and high quality public space with exemplar design
- Proposals for development in Westbury away from the Station Road site discussed above, should demonstrate how they will contribute to the enhancement of the central area of the town, in accordance with the community-led town planning process. This should facilitate the delivery of town centre enhancement and improved community facilities through financial contributions. Any large format retail expansion in Westbury is not appropriate, as evidenced by the Wiltshire Town Centre and Retail Study⁵⁸, with the focus instead being on protecting the existing independent sector and enhancing the town centre with stronger linkages between areas which currently feel fragmented and by improving the public realm
- The redevelopment of the High Street precinct will be supported, providing this incorporates high quality design, is sensitive to the historic character of Westbury and will clearly enhance and strengthen the existing independent retail sector in the town
- Westbury suffers from traffic issues, including congestion from the A350 which runs through the town centre, which is also designated as an AQMA. Further detailed work is needed to identify appropriate mitigation measures to alleviate existing traffic related issues which should be undertaken in partnership with the community
- The provision of a new secondary school in Westbury could help deliver improved services, such as sports facilities with additional public access. However, the possible relocation of the existing school and identifying suitable funding opportunities needs further detailed assessment. This matter may be best addressed through a subsequent Westbury town or neighbourhood plan to be led by the community
- Development with potential to increase recreational pressure upon the Salisbury Plain Special Protection Area will be required to provide proportionate contributions towards the maintenance of the Stone Curlew Management Strategy⁵⁹, designed to avoid adverse effects upon the integrity of the Stone Curlew population as a designated feature of the SPA.
- Ensuring the future of the Lafarge cement works is appropriately resolved including:
 - i. the potential for continuing a cement manufacturing base on site
 - ii. the appropriate demolition of redundant buildings and restoration of the site
 - iii. the satisfactory restoration of the former chalk and clay quarries (including long-term aftercare arrangements), and
 - iv. appropriate alternative uses for land within the footprint of the former cement works
 - v. the rail connection to the former Lafarge site should be retained.
- All development will be required to maintain the integrity of the Bath and Bradford Bats Special Area of Conservation (SAC), having particular regard to the Wiltshire Bats SAC Guidance⁶⁰
- The strategic allocation at Station Road will be progressed in line with the principles of the development template set out in Appendix A. If necessary

⁵⁸ Wiltshire Town Centre and Retail Study 2011.

⁵⁹ Please refer to the Biodiversity and Development pages of the Wiltshire Council website for further details

⁶⁰ Please refer to the Biodiversity and Development pages of the Wiltshire Council website for further details

and in order that the objectives of the Core Strategy are secured, this will be subject to early review and amendment through a formal planning process such as the Site Allocation DPD.

How will the Westbury Community Area change by 2026?

5.164 Housing development will be at a reduced rate compared to the past with a focus on improving and consolidating the town’s infrastructure and services. Public transport will be more integrated, particularly with improved linkages to the railway station and the industrial sites to the north of the town. Housing growth on a strategic allocation at Station Road will have helped to deliver public realm enhancements, particularly around the railway station, and deliver a new rail crossing. Town centre improvements will have been delivered with strengthened linkages and public realm. The important strategic role of employment provision in Westbury will be maintained and expanded. The scarp of Salisbury Plain including the White Horse will continue to provide social, environmental and economic assets to the area as part of a wider green infrastructure network which will be used and managed sustainably.

[Figure 5.23: Westbury Community Area]

5.165 The enhancement of Westbury town centre is a priority for the community who are leading a town planning process. The preparation of a town plan, which could be adopted as additional planning guidance, or other similar document (e.g. a neighbourhood plan) may offer an opportunity to assist in the delivery of town centre enhancement. The town has a strong independent retail sector and contains many important historical buildings. However, the central area of the town currently feels fragmented and its quality overall is weakened by the post war shopping precinct, which is not in character with the rest of the town centre. Redeveloping and shaping the high street precinct with a more organic street pattern containing a mix of uses, would help to substantially improve the central area of the town.

5.166 Contributions from future development should be focused on delivering enhancement to the town centre in line with the emerging community led town planning work. A Westbury Vision and Scoping Study⁶¹ identifies a number of key recommendations for strengthening the town centre. Where possible, key community services and facilities should be retained in the town centre, to assist with the aims of enhancing the central area of the town, in accordance with national planning policy.

Core Policy 32

Spatial Strategy: Westbury Community Area

Development in the Westbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Market Towns:</i>	<i>Westbury</i>
<i>Large Villages:</i>	<i>Dilton Marsh and Bratton</i>
<i>Small Villages:</i>	<i>Edington / Tinhead</i>

The following Principal Employment Areas will be supported in accordance with Core Policy 35: West Wiltshire Trading Estate, Brook Lane Trading Estate and North Acre Industrial Estate.

⁶¹ Urban Practitioners, 2011, Westbury Vision and Scoping Study.

Over the plan period (2006 to 2026) 18.5 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including;

Land at Mill Lane, Hawkeridge	New strategic employment allocation	14.7 ha
North Acre Industrial Estate	Saved West Wiltshire Local Plan allocation	3.8 ha

Over the plan period (2006 to 2026), approximately 1,615 new homes will be provided, of which about 1,500 should occur at Westbury, including land identified at Station Road for strategic growth.

Land at Station Road	New strategic housing allocation	250 dwellings
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The strategic allocations will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should be delivered in accordance with the development templates set out in Appendix A.

Approximately 115 homes will be provided in the rest of the community area. Growth in the Westbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Westbury Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.163 will be addressed.

Table 5.19 Delivery of Housing 2006 to 2026 - Westbury Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Westbury Town	1,500	674	408	250	168
Remainder	115	53	7	0	55
Community Area Total	1,615	727	415	250	223

Wilton Area Strategy

- 5.167 The Wilton Community Area lies to the west of the city of Salisbury. The area is characterised by chains of settlements along the river valleys and main arterial roads emanating towards Salisbury and Wilton from Salisbury Plain and the south western corner of the county, from Shaftesbury. The area lies partially within the Cranborne Chase and West Wiltshire Downs AONB.
- 5.168 Wilton is the Local Service Centre for the area, but Salisbury also provides significant employment, retail, leisure and cultural opportunities. One of Salisbury's park and ride sites is located in Wilton. There is good A-road connectivity through the area, although there is room for improvement in access to some of the rural settlements. The A36 and A30 meet at Wilton and much of the traffic is 'through traffic' going to Salisbury and beyond in the east or heading west to Shaftesbury or north west towards Bath and Bristol. The nearest railway station is in Salisbury. The area is short of affordable housing and many key workers are deterred from coming to the area due to the difficulty in getting a foot on the property ladder⁶².
- 5.169 The development of this core strategy has closely considered the functional relationship between the Wilton Community Area and the city of Salisbury. However, Wilton and the Wilton Community Area, have important and unique characteristics, needs and opportunities. Due to their close proximity and the importance of planning for the area holistically, the housing requirements for Salisbury outlined in this strategy include the town of Wilton. Strategic growth is proposed at the redundant UK Land Forces HQ site in Wilton, which is an important regeneration site capable of accommodating sustainable employment and housing for the local area.

The strategy for the Wilton Area

- 5.170 The strategy for the Wilton Community Area is focused around ensuring balanced employment and housing growth which is appropriate to its location and protects the individuality of the area. This strategy seeks to ensure that growth will help to address the shortfall in affordable housing. Protecting the natural environment has also been identified as a top priority⁶³. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Wilton Community Area this includes the Cranborne Chase and West Wiltshire Downs AONB. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

- 5.171 Specific issues to be addressed in planning for the Wilton Community Area include:
- The need to ensure that Wilton's character and individuality as the 'ancient capital of Wessex' is maintained and that the town retains its identity and does not coalesce with Salisbury. A landscape gap between the proposed developments at Salisbury and Wilton will be ensured via the master planning

⁶² Retail and Leisure Needs Study (2006, GVA Grimley) (appendix 1).

⁶³ Preferred Options Consultation Methodology and Output Report; Evolved Preferred Options Consultation Methodology and Output Report.

of the UKLF and Fugglestone Red sites. The challenge is to achieve more than just a 'physical gap'. The social dynamic and individuality of the two settlements should be maintained. Continued individuality needs to be achieved whilst maintaining key linkages and access between the two settlements and acknowledging that Salisbury does provide key services such as supermarket shopping

- The relocation of the MoD from the UKLF site in Wilton to Andover has resulted in the loss of some 1,200 jobs as well as creating potential knock-on effects regarding the viability of services. This strategy seeks to offset these impacts through the strategic allocation on the UKLF site
- Future work to identify additional sites to accommodate growth in the area should take account of the unique relationship between Wilton and Salisbury, as well as acknowledging the environmental capacity of the Wilton Community Area. It may be the case that Salisbury could help accommodate housing and employment growth needed in the Wilton area, in a more sustainable manner than this being located in Wilton itself
- The need to protect the built and natural environment of the community area, and to conserve and enhance views into and out of the Wilton Conservation Area including Wilton Park and House, as well as conserving the historic gateway to Wilton along The Avenue
- All development within the community area will need to conserve the designated landscape of Cranborne Chase AONB and its setting, and where possible enhance its locally distinctive characteristics
- Development in the vicinity of the River Avon (Hampshire) or Prescombe Down must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites.

How will the Wilton Community Area change by 2026?

5.172 By 2026 the Wilton Community Area will be thriving, reflecting the aspirations of its residents. The area will be comfortable with its relationship with Salisbury and will have benefited from new homes and jobs and the opportunities that growth has attracted.

5.173 Growth in Salisbury will not have been seen as a threat, but will have benefited the Wilton Community Area by providing a range of high quality shops, services and facilities on its doorstep, whilst maintaining the physical separation vital to prevent any impression of coalescence. The area will further benefit from the delivery of improved community facilities and better connectivity through improved footpaths, cycle ways and public transport. All of these developments will have been carried out in a manner that protects the built and natural heritage.

[Figure 5.24 – Wilton community area]

Core Policy 33

Spatial Strategy: Wilton Community Area

Development in the Wilton Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

<i>Local Service Centres:</i>	<i>Wilton</i>
<i>Large Villages:</i>	<i>Broad Chalke and Dinton</i>
<i>Small Villages:</i>	<i>Barford St Martin, Bishopstone, Bowerchalke</i>

	<i>(inc. Misselfore), Compton Chamberlayne, Ebbesbourne Wake, Quidhampton, South Newton, Stoford and Teffont Magna / Teffont Evias</i>
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There are not any Principal Employment Areas in the Wilton Community Area.

Approximately 255 new homes will be provided in the community area. Growth in the Wilton Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Wilton Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.171 will be addressed.

Table 5.20 Delivery of Housing 2006 to 2026 - Wilton Community Area

Area	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Wilton remainder ⁶⁴	255	111	42	0	102

⁶⁴ The housing requirement for the town of Wilton is included within the Salisbury Area Strategy.

6 Delivering the spatial objectives: Core Policies

6.1 In addition to the three Core Policies set out in Chapter 4 of this document and those place specific policies as contained in the area strategies, the evidence upon which this strategy is based indicates the need for a number of policies which will be required to ensure delivery of the spatial objectives. These policies will apply across Wiltshire and are presented under each of the six strategic objectives, as follows:

Strategic objective 1: delivering a thriving economy

Strategic objective 2: addressing climate change

Strategic objective 3: providing everyone with access to a decent, affordable home

Strategic objective 4: helping to build resilient communities

Strategic objective 5: protecting and enhancing the natural, historic and built environment

Strategic objective 6: ensuring that adequate infrastructure is in place to support our communities.

Delivering strategic objective 1: delivering a thriving economy

6.2 The objective of delivering a resilient, sustainable and competitive economy characterised by a greater proportion of higher value, higher skilled jobs aligns with the emerging Swindon and Wiltshire Local Enterprise Partnership⁶⁵ which identifies the following priorities to deliver this goal:

- 10,000 new private sector jobs created (6,000 within Wiltshire)
- Safeguarding of 8,000 jobs within existing business base
- Achieving 91% coverage of super fast broadband
- Using planning powers to build a supportive economic environment
- Delivering regeneration in our primary population centres of Chippenham, Trowbridge and Salisbury
- Allocation of strategic employment sites
- Reduction on CO2 emissions
- Delivering resilient rural communities
- Targeting growth in the tourism sector.

6.3 The Core Strategy aims to deliver 'an economy that is fit for the future'⁶⁶ that brings about the objectives of the Swindon and Wiltshire Local Enterprise Partnership partly through providing new strategic employment sites to support new business creation and attract inward investment. In addition, facilitating the relocation, modernisation and expansion of existing businesses will be important, as will assisting the delivery of regeneration sites in the Principal Settlements of Chippenham, Salisbury and Trowbridge. This will ensure that appropriate employment opportunities are available for Wiltshire's residents providing the opportunity for people to live and work locally, helping to reduce levels of out-commuting and increase the self-containment of settlements. Overall it will provide choice and flexibility for businesses. Support for rural based businesses is as important for Wiltshire as new investment in the main settlements.

6.4 This section includes policies which seek to:

- Support the delivery of additional opportunities for employment provision, over and above those identified at allocated sites, in the Principal Settlements, Market Towns and Local Service Centres and for rural based businesses
- Protect existing employment sites where appropriate, particularly where these are considered critical to the economic role of the Principal Settlements and Market Towns
- Support opportunities for the regeneration of brownfield sites in the Principal Settlements, Market Towns and Local Service Centres
- Support the appropriate reuse of redundant MoD facilities
- Protect the vitality and viability of town centres and support appropriate proposals for tourism development and accommodation.

6.5 This Core Strategy plans for the provision of around 178 hectares (ha) of new strategic employment land over the plan period to 2026, to supplement that already built or granted planning permission between 2006 and 2011. The overall strategy for

⁶⁵ The Swindon and Wiltshire Local Enterprise Partnership Proposal 2011, 'The Pivotal Place for Growth in Southern England', page 2, Executive Summary.

⁶⁶ People, Places and Priorities: Wiltshire Community Plan 2011 – 2026, page 9.

employment growth is set out in Core Policy 2, and specific sites are identified in the Area Strategies. The strategic sites allow for a range of employment choices in sustainable locations around Wiltshire's Principal Settlements and Market Towns. However they do not provide for all employment land that may be needed over the plan period and the Core Strategy also provides for additional employment opportunities to come forward. There may be proposals that arise during the plan period that are of exceptional strategic importance to the Wiltshire economy and do not strictly accord with the Strategy, which may merit consideration. In such circumstances, potential will be explored in conjunction with the Swindon and Wiltshire Local Enterprise Partnership, with consideration being given to the sub-regional context and impacts on the overall development strategy, in particular not undermining the delivery of the strategic employment sites already planned at settlements.

- 6.6 Whether the new allocated employment sites will be delivered alongside allocated housing sites or on their own, these sites will be master-planned to deliver a range of job types and unit size. The master plans will take into account the most recent Employment Land Review evidence and the needs of displaced businesses as a result of regeneration projects Wiltshire's economy outside the Principal Settlements is based on a large number of small businesses and, as such, business units should predominantly be planned to meet this more local demand⁶⁷.
- 6.7 Sites will contribute to the delivery of flexible and affordable workspace across all the B uses, particularly small and start up units with some 'follow on' space, to provide continuing opportunities for small business, business start-ups and continuation. Start up or incubator units should be supported by shared business infrastructure relevant to the use class. Design and build options should also be considered and all businesses should prepare Green Travel Plans.
- 6.8 Research undertaken on behalf of the Wiltshire Military/Civilian Integration Programme⁶⁸ has identified the value that Wiltshire's significant military presence brings to the local economy. However, changing requirements mean that a number of MOD sites in Wiltshire could become surplus or due for release during the plan period. The Core Strategy's approach to the re-use of military establishments is set out in Core Policy 37.

Core Policy 34: Additional employment land

Additional employment land

- 6.9 The evidence⁶⁹ indicates that Wiltshire does not have land available in the right location at the right time to meet business needs and this could result in Wiltshire losing business to other locations where a more favourable business and regulatory environment exists. Core Policy 34 therefore supports the delivery of opportunities for the provision of employment land that may come forward in the Principal Settlements, Market Towns and Local Service Centres of Wiltshire, in addition to the employment land which is allocated in the core strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (settlement strategy) and in any community-led plans, including Neighbourhood Plans.

⁶⁷ Evidence within the Roger Tym ELR (2011) (section 5 para 5.51) identifies that offices and businesses generally look for less than 185 sq m and for industrial / warehousing spec most look for less than 400 sq m.

⁶⁸ www.wiltshire.gov.uk/mci-envisioning-the-future.pdf.

⁶⁹ Wiltshire Workspace and Employment Land Review – Draft – Roger Tym and Partners (Oct 2011, para 4.40)

6.10 A number of target sectors⁷⁰ have been identified for Wiltshire in order to promote the move towards a higher-value economy. These include:

- Advanced engineering and manufacturing
- Business services.
- Bioscience
- Environmental technologies
- Food and drink
- ICT and creative industries
- Agriculture and land-based industries
- Tourism.

6.11 Proposals which support these target sectors will be supported providing they meet the requirements of Core Policy 34.

6.12 Core Policy 34 aims to support the rural way of life through the promotion of modern agricultural practices, appropriate diversification of the rural economy, and provision of broadband. The policy includes criteria to be met for proposals relating to the retention or expansion of existing businesses within or adjacent to the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages.

6.13 Core Policy 34 also includes an element of flexibility to allow new employment opportunities to come forward outside but adjacent to the Principal Settlements, Market Towns and Local Service Centres, and in addition to the employment land allocated by this Core Strategy, where such proposals are considered to be essential to the economic development of Wiltshire. It also allows for the possibility of development essential to the wider strategic interest of the economic development of Wiltshire. In considering criterion viii any such proposals, should be supported by evidence to justify that they would not have a significant adverse impact upon existing, committed and planned public and private investment at sites identified in the Plan for employment development at Principal Settlements or Market Towns. Support for such proposals will be an exception to the general approach, and any applications of this nature will need to be determined by the relevant planning committee (and not by officers using delegated powers).

Core Policy 34

Additional employment land

Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (settlement strategy) and in any future community-led plans, including neighbourhood plans, where applicable.

⁷⁰ Draft Wiltshire Strategic Economic Partnership: interim Strategy for the Development of the Economy in Wiltshire 2011 -2015 (June 2011 and The Swindon and Wiltshire Local Enterprise Partnership Proposal – the Pivotal Place for Growth in Southern England)

Proposals for office development outside town centres, in excess of 2,500sq metres, must be accompanied by an impact assessment which meets the requirement of national guidance and established best practice, and demonstrate that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available.

Outside the Principal Settlements, Market Towns and Local Service Centres, developments that:

- i. Are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or*
- ii. Support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or*
- iii. Are for new and existing rural based businesses within or adjacent to Large and Small Villages; or*
- iv. Are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council will be supported where they:*
- v. Meet sustainable development objectives as set out in the policies of this Core Strategy; and*
- vi. Are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity; and*
- vii. Are supported by evidence that they are required to benefit the local economic and social needs; and*
- viii. Would not undermine the delivery of strategic employment allocations; and*
- ix. Are supported by adequate infrastructure.*

Core Policy 35: Existing employment sites

Existing employment sites

- 6.14 Achieving the strategic objective to deliver a thriving economy which provides a range of job opportunities in Wiltshire depends on retaining the availability of and enhancing existing employment sites, as well as creating new opportunities in appropriate locations. The Core Strategy seeks to protect Wiltshire's most sustainable and valued employment areas by applying policies to favour employment uses on these sites. On some of these employment areas there are strong redevelopment pressures for other uses, notably residential and retail.
- 6.15 Principal Employment Areas have been identified in the Principal Settlements and Market Towns, as set out in the relevant area strategies in section 5. These Principal Employment Areas are considered to be critical to the economic role of

these settlements and Wiltshire as a whole. In order to maintain a reasonable balance between jobs and homes to encourage self containment these Principal Employment Areas should be protected from alternative uses with their continued use and intensification for employment purposes (use classes B1, B2 and B8) encouraged, as set out in Core Policy 35.

- 6.16 It will also be important to retain existing employment uses outside the Principal Employment Areas to maintain diversity and choice of sites for employers and allow for local business expansion. However, it is important to acknowledge that some older employment areas may no longer be fit for purpose or that their role has changed, for example, from a primarily employment site to a trade centre site. Changes of use within sites can invigorate an area and act as a positive catalyst for change. The overall employment land target includes an allowance for the replacement of some sites. Therefore, in some circumstances it may be appropriate to allow for the redevelopment (in whole or part) of existing employment sites for an alternative use, particularly where the site is not required to remain in its current use to support the local economy in the area.
- 6.17 In demonstrating that a site has no long term and strategic requirement to remain in employment use the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. An objective assessment must be made of the sites potential contribution to the economy, in line with other sites in the area; it must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions. Existing employment sites identified within this plan for alternative uses as part of ongoing regeneration schemes will not be expected to meet the criteria of Core Policy 35.

Core Policy 35

Existing employment sites

Wiltshire's Principal Employment Areas (as listed in the Area Strategies) should be retained for employment purposes within use classes B1, B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of the above employment uses within these areas will be supported.

Within the principal settlements, market towns, local service centres and Principal Employment Area's proposals for the redevelopment of land or buildings currently or last used for activities falling within use classes B1, B2 and B8 must demonstrate that they meet and will be assessed against the following criteria:

- i. The proposed development will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use*
- ii. Where the proposal concerns loss of employment land of more than 0.25ha in the principal settlements, market towns or local service centres it is replaced with employment land of similar size elsewhere at that settlement*
- iii. It can be shown that the loss of a small proportion of employment floorspace would*

facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than on the original whole site

- iv. The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area*
- v. There is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. It must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions*
- vi. The change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within a reasonable distance to facilitate the retention of employment.*

Core Policy 36: Economic regeneration

Economic regeneration

- 6.18 The Core Strategy supports regeneration opportunities and aims to maximise the re-use of previously developed land. The provision of economic development on previously developed land will therefore be supported.
- 6.19 The Salisbury, Chippenham and Trowbridge regeneration programmes provide a framework for co-ordinating and achieving the sustainable regeneration of the principal settlements. These identify a number of regeneration projects, focussed on the central areas, which are considered important to the future economic and social prosperity of the settlements. These projects are detailed in the Area Strategies.
- 6.20 Regeneration initiatives may also come forward in the Market Towns and Local Service Centres. The Core Strategy supports the development of community-led plans, including town plans and Neighbourhood Plans to support and facilitate economic regeneration in these settlements, and the preparation of master plans for specific sites may also be appropriate. Initiatives in other settlements will be considered on an individual basis and against the objectives and policies of the Core Strategy in combination with any community led plan that may exist.

Core Policy 36

Economic regeneration

Regeneration of brownfield sites will be supported in the Principal Settlements, Market Towns and Local Service Centres where the proposed uses help to deliver the overall strategy for that settlement, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including Neighbourhood Plans, and/or enhance the vitality and viability of the town centre by introducing a range of active uses that complement the existing town centre.

Core Policy 37: Military establishments

Military Establishments

- 6.21 Large areas of Wiltshire have been used by the military for training purposes throughout the last century. The presence of the military has brought many benefits, particularly to the environment and the economy. In recent years there has been a rationalisation of operational facilities and establishments. The MoD has significant assets across Wiltshire and there is a need to plan for important changes to existing facilities and address the challenge of finding appropriate re-use for redundant facilities.
- 6.22 The re-use of any significant redundant MoD sites will be determined through masterplans, developed with the Local Planning Authority in conjunction with the local community, in order to ensure the holistic planning of a site or sites in a locality, rather than piecemeal development. Significant sites are those that would be classed as major development. The preparation of the masterplan should normally occur in advance of site disposal by the MoD. Due to the rural nature of many MoD sites consideration should also be given to:
- The location of sites in terms of accessibility
 - The suitability for conversion and retention of existing buildings
 - Infrastructure capacity including impacts on transportation routes
 - Retaining areas of biodiversity, appropriate green space and landscaping measures
 - Consolidation of the buildings on a site and reversion of land to open countryside.
- 6.23 Applications for the development of operational facilities which conflict with other policies in the Core Strategy must be accompanied by a reasoned justification as to why the development should nonetheless be considered suitable⁷¹. During the Plan period, provision of new housing on MOD land to accommodate military personnel including service family accommodation and other operational facilities will be required as a result of the Army Rebasing on Salisbury Plan (Army 2020)⁷². A single master plan should be developed with the council including front loaded consultation and partnership working with the local community and other stakeholders. The master plan should address these requirements and ensure that infrastructure needs arising from the proposed development is an integral part of any planned development in accordance with Core Policy 37, as well as other policy requirements within the Plan.

Core Policy 37

Military establishments

New development and changes of use at operational facilities that help enhance or sustain their operational capability will be supported.

⁷¹ Development affecting the Stonehenge and Avebury World Heritage Site and its setting should be considered in light of Core Policy 59.

⁷² New housing provision will be in addition to the housing requirement in Core Policy 2

Redevelopment, conversion or change of use of redundant MoD sites and buildings will be supported provided they are well related to an existing settlement in terms of both location and scale. Sites that are remote from settlements should only be considered where the existing buildings and infrastructure on the site are suitable for redevelopment, conversion or change of use. Redevelopment proposals will not exceed the existing building footprint and floorspace unless they are well located to an existing settlement. The focus will be on employment-led development and other uses should be determined through a masterplanning approach with the local community.

Development at operational or redundant sites should enhance the overall character of the site. All development at operational or redundant sites should mitigate any adverse impacts on local infrastructure, and not erode the character of the surrounding area. All proposals must ensure that the cultural and historical significance of the military facilities located on the site are understood and inform the scope of future development of that site.

Core Policy 38: Retail and leisure

Enhancing the vitality and viability of town centres

6.24 The Core Strategy seeks to enhance the vitality and viability of the town centres in Wiltshire through policies promoting the regeneration of central areas and delivery of new growth at settlements to support the vitality of centres. There is a challenge to ensure that the larger towns of Wiltshire, particularly the Principal Settlements of Chippenham, Salisbury and Trowbridge, strengthen their roles as shopping destinations to reduce the 'leakage' of trade to other larger competing centres such as Bath, Swindon and Southampton.

6.25 In line with government policy⁷³ town centres, as well as primary and secondary retail frontages, should be identified on the policies map, with policies making clear which uses will be permitted in such locations. The larger centres of Chippenham, Salisbury and Trowbridge, and the Market Towns of Amesbury, Bradford on Avon, Calne, Corsham, Cricklade, Devizes, Malmesbury, Marlborough, Melksham, Warminster, Westbury and Royal Wootton Bassett, have designated frontages and corresponding policies in the relevant District/Local Plans, and these designations and policies will be carried forward. The relevant policies are as follows:

- Kennet Local Plan: Policies ED17 (Town centre development), ED18 (Prime shopping areas), ED19 (Devizes and Marlborough town centres) and ED20 (Retail development in Devizes town centre)
- North Wiltshire Local Plan: Policies R1 (Town centre primary frontage areas), R2 (Town centre secondary frontage areas) and R7 (Upper floors in town centres)
- Salisbury District Local Plan: Policies S1 (Primary frontages in Salisbury and Amesbury), S2 (Secondary shopping areas in Salisbury and Amesbury) and S3 (Location of retail development)
- West Wiltshire District Plan: Policies SP1 (Town centre shopping), SP4 (Primary retail frontages), SP5 (Secondary retail frontages), and TC1 (Upper floor uses in town centres)

Any necessary amendments to these frontages and corresponding policies will be identified through the Wiltshire Core Strategy Development Plan Document (Partial

⁷³ Planning Policy Statement 4 (PPS4): Planning for sustainable economic growth.

Review). The review will update retail / town centre policies across Wiltshire consistent with the NPPF. It will:

1. Consider the Network and hierarchy of centres
2. Define the extent of primary and secondary frontages, town centres and primary shopping areas in designated centres
3. Set policies to make it clear which town centre uses will be permitted in town centres / primary shopping areas
4. Allocate a range of suitable sites to meet the scale and type of town centre uses needed
5. Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres

6.26 All Principal Settlements, Market Towns and Local Service Centres should have defined town centres or designated frontages and associated policies, and these need to be developed for Downton, Ludgershall, Market Lavington, Mere, Pewsey, Tidworth, Tisbury and Wilton⁷⁴. Frontages and corresponding policies for these settlements will be developed through the Wiltshire Core Strategy (DPD) Partial Review timetabled to be adopted in the Spring of 2016.

6.27 There is currently a national requirement that proposals for retail and leisure development with over 2,500 sqm gross floorspace, which are not in the town centre and not in accordance with an up to date development plan, should be accompanied by an assessment of impacts on centres. However, evidence⁷⁵ has identified that a succession of planning applications, each individually lower than the gross threshold set nationally, could have a cumulative adverse impact on town centres. Core Policy 38 therefore requires that all proposals for edge-of-centre or out-of-centre retail or leisure development in excess of 200 sq metres gross floorspace, which are not within a town centre are accompanied by an impact assessment. The impact assessment required will be proportionate to the scale of the proposed development.

6.28 Specific challenges and priorities relating to retail provision in the principal settlements and market towns are identified where appropriate in the Area Strategies.

6.29 In addition to retail development, it is also important that other services and facilities are retained in the central areas of the market towns, in order to maintain the vitality and viability of the town centres. The core strategy envisages that each market town develops more detailed local policy through neighbourhood planning or another similar process.

Core Policy 38

Retail and leisure

All proposals for retail or leisure uses on sites not within a town centre in excess of 200 sq metres gross floorspace, including extension of existing units, must be accompanied by an impact assessment which meets the requirement of national guidance and established best practice, and demonstrates that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available.

⁷⁴ The Kennet Local Plan defines Service Centres for Ludgershall, Market Lavington, Pewsey and Tidworth, and includes policy ED24 (New development in service centres) which relates to these areas. However, retail frontages are not currently identified at these settlements.

⁷⁵ Wiltshire Council, Town Centre and Retail Study, GVA Grimley, page 201, para 9.3 and 9.4

Core Policy 39: Tourist development

Achieving growth in Wiltshire's tourism sector

6.30 Tourism is important to Wiltshire's economy; and is worth over £779 million a year⁷⁶. Wiltshire has a wealth of natural and heritage assets which attract visitors from home and abroad that range from one of the world's most famous and recognisable monuments, Stonehenge, to renowned attractions such as Longleat Safari and Adventure Park to country houses, museums and gardens. Rural countryside within the AONB's, Wiltshire's canal network, historic villages such as Lacock and farm and animal attractions also draw visitors to the area. Wiltshire is also well placed for visiting attractions such as the New Forest National Park, the Cotswolds, Bath Spa and the major resorts and beaches at Bournemouth and Poole. Wiltshire's built and natural environment is a key part of the tourism product and the future success of the area's tourism industry is, in many ways, dependent on the effective management and conservation of the environment.⁷⁷

Core Policy 39

Tourist development

Within Principal Settlements and Market Towns, proposals for tourist development of an appropriate scale (including attractions and tourist accommodation) will be supported subject to a sequential assessment. Proposals for large-scale tourist development must be assessed against all the policies of this Core Strategy, including transport implications and how the proposal could assist rural regeneration and the well being of communities.

Outside the Principal Settlements and Market Towns, tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings. Any proposal needs to carefully consider the need to protect landscapes and environmentally sensitive sites with the objective of providing adequate facilities, enhancing enjoyment and improving the financial viability of the attraction. If new buildings are required in the countryside for tourist development these should be directed towards the Local Service Centres and Large and Small Villages.

In exceptional cases development may be supported away from the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages where it can be demonstrated that all of the following criteria are met:

- i. There is evidence that the facilities are in conjunction with a particular countryside attraction;*
- ii. No suitable alternative existing buildings or sites exist which are available for re-use;*

⁷⁶ Value of Tourism in Wiltshire, South West Tourism, 2008, page 2

<http://www.swtourismalliance.org.uk/files/download.php?m=documents&f=100419143804-8Wiltshiredistricts08.pdf>.

⁷⁷ Policies TR6 (Tourist facilities in the Avebury World Heritage Site) and TR8 (Visitor accommodation in the Avebury World Heritage Site) of the Kennet Local Plan 2011 will continue to be saved, and should be referred to alongside Core Policies 39 (Tourist Development) and 40 (Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities).

- iii. *The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas;*
- iv. *The building is served by adequate access and infrastructure; and*
- v. *The site has reasonable access to local services and a local employment base.*

Extensions to existing facilities should be appropriate in scale to its location and help to ensure the future viability of the business, including farm diversification schemes.

Proposals for camping and touring caravan sites (including extensions) will be supported where they can be accommodated without adverse impact on the character and appearance of the landscape and meet criteria iii to v above.

Core Policy 40: Hotels, bed and breakfasts, guest houses and conference facilities

Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities

6.31 There is a lack of both budget and high quality leisure accommodation within parts of Wiltshire, particularly to the south⁷⁸. For example, Salisbury is less successful in attracting business visitors than other, similar destinations and does not have the conference facilities needed for large events. With respect to hotel facilities, planning permission has been too easily obtained for change of use of some hotels away from tourist provision, for example to residential use, and this is further exacerbating the shortfall in bed space.

Core Policy 40

Hotels, bed and breakfasts, guest houses and conference facilities

Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities, together with the sensitive extension, upgrading and intensification of existing tourism accommodation facilities will be supported within;

- i. *Principal Settlements and Market Towns; or*
- ii. *Local Service Centres, and Large and Small Villages where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole; or.*
- iii. *Outside the settlements above, proposals that involve the conservation of buildings that for contextual, architectural or historic reasons should be retained and otherwise would not be.*

⁷⁸ A Tourism Strategy for South Wiltshire (Action Plan: Incorporates Accommodation Facilities in Salisbury) (2005; The Market Research Group (para 11.1)

In all cases it must be demonstrated that proposals will:

- iv. Not have a detrimental impact on the vitality of the town centre; and*
- v. Avoid unacceptable traffic generation.*

Proposals for the change of use of existing bed spaces provided in hotels or public houses or conference facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any other form of tourism, leisure, arts, entertainment or cultural use.

Delivering strategic objective 2: to address climate change

6.32 The Wiltshire Core Strategy will contribute to tackling climate change through a number of different areas of policy. The core strategy includes policies which will assist in:

- Delivering the most sustainable patterns of development through focusing growth at the principal settlements and market towns, as set out by the settlement strategy. This helps to minimise the need for travel and ensures that jobs, homes and services are provided in the most accessible locations, particularly by public transport
- Building communities which are resilient to the future impacts of a changing climate as well as other social or economic challenges. This will in part be addressed by ensuring that new development can withstand future changes in the climate and will add minimally to the carbon emissions of Wiltshire
- Providing an adequate network of green infrastructure which helps to provide shading and so contributes to cooling in urban areas and also provides habitats to assist biodiversity adapt to a changing climate; as well as promoting healthier lifestyles with less reliance on the car by creating attractive informal recreational areas for walking and cycling
- Ensuring more sustainable forms of transport are supported through the development of sustainable transport strategies, thus helping to reduce greenhouse gas emissions
- Reducing the risk of flooding by ensuring that new development is neither vulnerable to flooding nor increases the risk of flooding elsewhere.

6.33 The core policies contained within this section set out how the core strategy will ensure that development contributes towards:

- Sustainable construction and low-carbon energy production and
- Stand alone renewable energy installations.

People, Places and Priorities: Wiltshire Community Plan 2011 - 2026 sets an objective to: Significantly reduce domestic, business and transport carbon dioxide emissions across the county in line with national targets.

The government has pledged to reduce the UK's total carbon emissions by at least 34% by 2020, and by at least 80% by 2050, relative to 1990 levels. The government has also pledged for 15% of energy to be derived from renewable sources by 2020⁷⁹.

To achieve these aims three key actions will be necessary in Wiltshire.

- Plan for new buildings that add only minimally to the existing energy demands of the county.
- Commission large scale, renewable, decentralised energy generation technologies.
- Consider where carbon savings can be made from the existing building stock.

To deliver almost 30 % of the projected electricity demand in Wiltshire in 2020 (in line with the UK Renewable Energy Strategy), an installed renewable energy capacity of around 367

⁷⁹ Climate Change Act (2008) and Department for Energy and Climate Change (2009) UK Renewable Energy Strategy.

Megawatts (MW) would be needed⁸⁰. In 2013, the installed renewable electricity capacity in Wiltshire, excluding Swindon, was 61.9MW of electricity and 14.7MW of heat⁸¹.

The future impacts of climate change in Wiltshire have been investigated and new development needs to be planned to minimise future vulnerability to a changing climate⁸². Planning policy can make a significant contribution to tackling climate change and helping to meet government targets. This can apply both in terms of 'adaptation' – how we deal with the unavoidable consequences of a changing climate and 'mitigation' – how we help to reduce the overall severity of the long term impacts.

Core Policy 41: Sustainable construction and low carbon energy

Sustainable construction and low carbon energy

6.34 Core Policy 41 identifies how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire. In doing so this policy sets the framework for meeting a number of national and local priorities (for example Part L of the current Building Regulations) that seek to achieve sustainable development and conserve natural resources. This policy will help to reduce Wiltshire's contribution to climate change through improved design and construction methods. This should be achieved by use of measures such as:

- i. Orientating windows of habitable rooms within 30 degrees of south and utilising southern slopes;
- ii. Locating windows at heights that allow lower sun angles in the winter and installing shading mechanisms to prevent overheating during summer months;
- iii. Using soft landscaping, including deciduous tree planting, to allow natural sun light to pass through during the winter months whilst providing shade in the summer;
- iv. Integrating passive ventilation, for example wind-catchers installed on roofs;
- v. Planting green roofs to moderate the temperature of the building to avoid the need for mechanical heating and/or cooling systems; and
- vi. Where appropriate, use water recycling measures for energy efficiency and conservation of resources.

In meeting the requirements of the policy, proposals will need to be sensitive to potential impacts on landscape, in particular the AONBs and the Stonehenge and Avebury World Heritage Site and its setting. Core Policies 51 (landscape) and 59 (the Stonehenge, Avebury and associated sites World Heritage Site and its setting) should be considered alongside Core Policy 41.

6.35 In the case of major developments, evidence is required from developers in the form of Sustainable Energy Strategies setting out how proposed developments will meet carbon reduction targets, and identifying how maximum targets can be achieved, particularly where lower cost solutions are viable (such as Combined Heat and Power). The text box below sets out the minimum information to be provided within a Sustainable Energy Strategy. The Sustainable Energy Strategy should clearly demonstrate how major development will meet national standards. Density and the number of residential units within a development scheme are important considerations in determining the practicality and viability of meeting carbon reduction targets, particularly for delivering district energy and heating. However other characteristics

⁸⁰ Camco (2011) Wiltshire Sustainable Energy Planning Research.

⁸¹ RegenSW (2013) South West Renewable Energy Progress Report

⁸² Wiltshire Council (2011) Working towards a core strategy for Wiltshire - Draft Topic Paper 1: Climate Change.

such as building mix, location, proximity to existing high density development and site specific opportunities for certain renewable energy technologies are also important considerations. These matters can only be assessed on a site by site basis.

New The council acknowledges that the viability of development on a site-by-site basis is critical to the deliverability of the Core Strategy. Therefore, the council will keep matters in relation to viability under continual review. Core Policy 41 directs new housing development to be built to at least Code for Sustainable Homes (CSH) Level 4 and as such the council will encourage development that exceeds this code where it is in accordance with Government guidance. It should also be noted that larger sites may offer scales of economy that enable the aspiration to deliver zero carbon development in advance of the national targets. The energy strategy required to support all major developments should be discussed with the council prior to any planning application being submitted.

6.36 The council will support flexible mechanisms, such as allowable solutions for zero-carbon development, in line with the definition published by central government. However, due to the low level of renewable provision in Wiltshire and the need for new strategic growth in the period up to 2016 to add minimally to the carbon footprint of the county, the council will support off-site provision of renewable energy to contribute towards meeting zero-carbon standards. This will be subject to demonstration through the Sustainable Energy Strategy that the renewable energy provision is equivalent to the amount that would be needed to deliver carbon neutral development on-site. Any off-site renewable energy provision would need to be considered as standalone development and be in accordance with appropriate policies within this Core Strategy. The council will develop Wiltshire specific allowable solutions, to be in place by 2016, which will be published in a future planning policy document.

Sustainable energy strategies

The following minimum information should be provided within a Sustainable Energy Strategy for all major developments, as required by Core Policy 41:

Technical proposal - including the proportion of the target to be met following the energy hierarchy (energy efficiency, followed by on-site and then off-site measures). Details for each part of the proposal and details of any infrastructure needed, such as district heating, along with details for any phased delivery should also be included. The exploration of opportunities to support the development of low-carbon infrastructure to serve existing developments should be included.

Technical feasibility - including space availability, integration with building energy systems, impact on townscape, running hours of plant.

Financial viability - including capital costs and whole life cost taking into account market mechanisms such as feed in tariffs.

Deliverability - including opportunities and requirements for delivery of infrastructure through Energy Service Companies (ESCOs).

Impact on overall viability - an assessment method, such as the Home and Communities Economic Viability model, should be used that will examine factors including land value, sale value, construction costs and other developer contributions.

Core Policy 41

Sustainable construction and low-carbon energy

Climate change adaptation

New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer.

Sustainable construction

New homes (excluding extensions and conversions) will be required to achieve at least Level 4 (in full) of the Code for Sustainable Homes².

Conversions of property to residential use will not be permitted unless BREEAM's Homes "Very Good" standards are achieved².

All non-residential development will be required to achieve the relevant BREEAM "Very Good" standards, rising to the relevant BREEAM "Excellent" standards from 2019².

Existing buildings

Retrofitting measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy:

- i. Reduce energy consumption through energy efficiency measures*
- ii. Use renewable or low-carbon energy from a local/district source and*
- iii. Use building-integrated renewable or low-carbon technologies.*

Opportunities should be sought to facilitate carbon reduction through retrofitting at whole street or neighbourhood scales to reduce individual costs, improve viability and support coordinated programmes for improvement.

Renewable and low-carbon energy

All proposals for major development³ will be required to submit a Sustainable Energy Strategy alongside the planning application outlining the low-carbon strategy for the proposal.

In all cases, including those listed above, proposals relating to historic buildings, Listed Buildings and buildings within Conservation Areas and World Heritage Sites should ensure that appropriate sensitive approaches and materials are used. Safeguarding of the significance of heritage assets should be in accordance with appropriate national policy and established best practice¹.

In all cases the impact of these requirements on the viability of development will be taken into consideration.

¹*Detailed design guidance will be prepared by the council to assist with the selection of appropriate technologies and will cover sustainable construction and low-carbon energy generation, including appropriate approaches for historic buildings and buildings within Conservation Areas.*

²*For residential development post-construction Code for Sustainable Homes assessments will be required which must be undertaken by an accredited assessor. For conversions and for non residential development an appropriate post-construction BREEAM assessment will be required which must also be undertaken by an accredited assessor. Replacements for the BREEAM standards are being developed and this policy will apply the equivalent replacement standards. The policy will also apply to any future replacements to the Code for Sustainable Homes.*

³*The term 'major development' is taken to be as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2010.*

Core Policy 42: Standalone renewable energy installations

Standalone renewable energy installations

6.37 Core Policy 42 identifies how standalone renewable energy installations, of all types, will be encouraged and supported. The policy focuses on the key criteria that will be used to judge applications, and gives a clear criteria-based framework to encourage greater investment by the renewable energy industry within Wiltshire. This policy applies to all types of standalone renewable energy, including wind turbines, biomass generators, anaerobic digestion plants and other energy from waste technologies, hydropower turbines, and ground mounted solar photovoltaic arrays. Applications for energy from waste should also be compatible with Policy WCS3 of the Wiltshire and Swindon Waste Core Strategy 2006-2026. It should also be noted that some renewable energy technologies require additional permissions over and above planning, such as abstraction licenses, flood defence consents and environmental permits.

6.38 The development of most standalone renewable energy installations within Wiltshire will require careful consideration due to their potential visual and landscape impacts, especially in designated or sensitive landscapes, including AONBs and the Stonehenge and Avebury World Heritage Site, and their setting. Core policies 51 and 59, which relate to landscape and the World Heritage Site, should be considered alongside this policy. The size, location and design of renewable energy schemes should be informed by a landscape character assessment, alongside other key environmental issues as set out in Core Policy 42. This should help reduce the potential for conflict and delay when determining planning applications. Cumulative effects should be addressed as appropriate.

Additional guidance will be prepared to support the implementation of Core Policy 42.

Core Policy 42

Standalone renewable energy installations

Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:

- i. The landscape, particularly in and around AONBs*
- ii. The Western Wiltshire Green Belt*
- iii. The New Forest National Park*
- iv. Biodiversity*
- v. The historic environment including the Stonehenge and Avebury World Heritage Site and its setting*
- vi. Use of the local transport network*
- vii. Residential amenity, including noise, odour, visual amenity and safety, and*
- viii. Best and most versatile agricultural land.*

Applicants will not be required to justify the overall need for renewable energy development, either in a national or local context.

Delivering strategic objective 3: to provide everyone with access to a decent, affordable home

6.39 Perhaps the biggest contribution that can be made in Wiltshire to addressing disadvantage and inequality is through providing everyone with access to a decent and affordable home. One of the key issues facing Wiltshire is the provision of new housing to help meet the needs of its communities. Core Policy 2 identifies the requirement for at least 42,000 new homes to be provided over the plan period including affordable homes. The supply of affordable housing is a particular issue within Wiltshire which has been exacerbated by rising house prices in recent years. It is critical that any new homes benefit new and existing communities by:

- Ensuring new homes are available, affordable and appropriate, in particular to help newly forming households and young people to stay in Wiltshire's communities
- Delivering the right types of homes to support good health and social well being, including sufficient accommodation for Wiltshire's ageing population
- Providing infrastructure improvements alongside new housing including new health care facilities and education provision.

People, Places and Priorities: Wiltshire Community Plan 2011 - 2026 sets an objective to: Address the lack of affordable housing, including social housing and shared ownership opportunities, by building new housing, bringing empty homes back into use, and through any other means that may become available to meet housing need.

6.40 This means building the right homes in the right places at the right time in order to develop more balanced communities where people can live and work locally. It's also critical that new housing developments provide for the necessary services and infrastructure to create thriving communities, and that they are built to high environmental standards and are well designed. It is also vital that a significant proportion of new housing is affordable. New jobs must be aligned to the delivery of new homes otherwise we are in danger of encouraging more commuting and congestion on roads and consequential environmental harm, as well as increased maintenance on Wiltshire's highway network leading to increased liability for the council and the taxpayer. Only by delivering both homes at the right price and a range of job opportunities can young people in Wiltshire be retained and the long term development of the economy supported. At the same time, the right kind of housing is needed for the ageing population.

Core Policy 43: Providing affordable homes

Providing affordable homes

6.41 Core Policy 43 sets out when affordable housing provision will be required and indicates the proportions which will be sought from open market housing development. Both housing and planning policies will be used to promote the delivery of new affordable homes. This policy intends to provide a clear and robust planning policy framework for all those involved in the delivery of affordable housing. It is anticipated that this strategy will deliver approximately 13,000 affordable homes within the plan period.

6.42

6.43 Appropriate tenure and affordability, are key to meeting housing needs and to developing mixed, balanced and inclusive communities. The provision of affordable housing linked to open market housing development must be realistic, with regard to economic viability, but flexible to variations between sites and changes in market conditions over the plan period. The need for and type of affordable housing will be reviewed regularly throughout the plan period in line with good practice, and revised targets will be determined depending on the prevailing housing need and market conditions at the time, following a public consultation period. If appropriate, detailed guidance will be produced by the council in relation to the delivery of affordable housing including the appropriate assessment of viability and appropriate development standards where appropriate.

6.43a A broad assessment of viability across the Plan area⁸³ clearly indicates that there are geographic disparities in terms of residual land values that warrant different affordable housing requirements. Core Policy 43 therefore contains two separate affordable housing zones (30% and 40%) as presented on the Policies Map.

40% affordable housing zone	Marlborough & surrounding area, Pewsey, Bradford on Avon, Salisbury, rural villages of south Salisbury, Wilton and Chippenham
30% affordable housing zone	Corsham, Amesbury, Devizes and surrounding villages, Melksham, Trowbridge, Westbury, Dilton Marsh, Calne, Warminster, Tisbury and Mere.

6.43b In adopting a two zone approach, the objective of delivering an appropriate and sustainable rate of affordable housing to offset strategic and local needs is not compromised. The approach set out in Core Policy 43 will provide both certainty to the market and sufficient flexibility to allow development proposals to accommodate variations in scheme costs whilst still meeting the policy requirements of the plan.

6.44 The policy has regard to the practicalities of provision on small sites. While developments of 5 units and above will be expected to make provision on-site, on sites of 4 dwellings or fewer no affordable housing contribution will be sought. Where the policy generates a requirement which does not equate to a whole unit the calculation will be rounded to the nearest whole affordable housing unit.

Core Policy 43

Providing affordable homes

Provision

On sites of 5 or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone and at least 40% (net) will be provided on sites within the 40% affordable housing zone. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered.

The provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and where appropriate, the viability

⁸³ Wiltshire Local Plan Viability Study 2014

of the development. All affordable housing will be subject to an appropriate legal agreement with the council.

This level of provision should be delivered with nil public subsidy, unless otherwise agreed by the council.

Tenure

Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Core Policy 45 (Meeting Wiltshire's housing needs).

On site distribution and standards

Affordable housing units will be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development. In determining the level of integration that can be achieved consideration will be given to the practicalities of management and maintenance associated with the proposal whilst still ensuring affordability, particularly in developments of flats.

Core Policy 44: Rural exceptions sites

Rural exception sites

- 6.45 Core Policy 44 allows for the allocation of or granting of planning permission for small sites comprising of affordable housing only as an exception to normal policies. The policy sets out the criteria against which such proposals will be evaluated and under what circumstances schemes solely for affordable housing may be permitted.
- 6.46 In doing so the core strategy recognises the particular difficulties in securing an adequate supply of affordable housing for local needs in rural areas. As an exception to normal policy therefore, and where it can be demonstrated that a proposed development will meet a particular locally generated need that cannot be accommodated in any other way, the council may permit small scale residential development (10 dwellings or less) outside but adjoining the development limits of Local Service Centres and Large Villages, or adjacent to the existing built area of Small Villages.
- 6.47 In exceptional circumstances the council may also consider exception site development that includes cross-subsidy from open market sales on the same site. However, in considering such schemes the applicant would need to demonstrate to the council's satisfaction that the open market element is essential to the delivery of the development. A full open book financial appraisal will be required to accompany any application. The land values in the detailed financial appraisal should be benchmarked against those for agricultural land in the local area and historic values of exception sites.
- 6.48 If required, detailed guidance will be developed by the council in relation to the application of this exception policy including the appropriate assessment of viability.

Core Policy 44

Rural exceptions sites

At settlements defined as Local Service Centres, Large and Small Villages (Core Policy 1), and those not identified within the settlement strategy, a proactive approach to the provision of affordable housing will be sought in conjunction with Parish Councils and working with local communities and other parties. This exception to policy allows housing for local need to be permitted, solely for affordable housing, provided that:

- i. The proposal has clear support from the local community*
- ii. The housing is being delivered to meet an identified and genuine local need*
- iii. The proposal is within, adjoining or well related to the existing settlement*
- iv. Environmental and landscape considerations will not be compromised*
- v. The proposal consists of 10 dwellings or fewer*
- vi. Employment and services are accessible from the site*
- vii. Its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement and*
- viii. The affordable housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of occupant.*

Cross-subsidy

In exceptional circumstances a proportion of market housing may be considered appropriate where it can be demonstrated that the site would be unviable, as an exception site that meets the above criteria, without cross-subsidy. It should be recognised that the inclusion of open market housing will not normally be supported. In these exceptional circumstances:

- ix. The majority of the development is for affordable housing*
- x. It has been demonstrated through detailed financial appraisal that the scale of the market housing component is essential for the successful delivery of the development and is based on reasonable land values as an exception site; and*
- xi. No additional subsidy for the scheme and its affordable housing delivery is required*

Core Policy 45: Meeting Wiltshire's housing needs

Meeting Wiltshire's housing needs

6.49 It is fundamental to the success of this strategy that the right types of homes are delivered. Core Policy 45 provides the basis for considering dwelling type, density and mix of housing to be built. The consideration of local housing need is important to the quality of life for residents within Wiltshire. All people should have access to a good home irrespective of their personal circumstances. That means providing an appropriate range of dwellings in terms of size and price, from one bedroom apartments to large family homes.

People, Places and Priorities: Wiltshire Community Plan 2011 – 2026 looks to ensure high quality design within future development and with specific regard to housing requirements seeks: ...*the creation of sufficient adapted housing, extra care accommodation and residential care and nursing home facilities to meet expected demand.*

6.50 The Wiltshire Strategic Housing Market Assessment (SHMA) identifies the accommodation needs of different groups within Wiltshire helping ensure that the

needs of Wiltshire's local communities can be addressed. The Wiltshire SHMA should be considered alongside Core Policy 45⁸⁴. The mix of housing provided will vary from site to site but the aim should be to provide a range of types and sizes of homes that take account of the existing housing needs in the area.

Core Policy 45

Meeting Wiltshire's housing needs

Type, mix and size

New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.

Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

In relation to affordable housing other sources of credible evidence include the council's housing register and local needs surveys.

Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people

Meeting the needs of Wiltshire's vulnerable and older people

- 6.51 Wiltshire has an ageing population, more so than the national average, and this needs to be taken into account when planning for new housing. This Strategy plans for the care of the elderly within their local communities, so people can continue to enjoy life in their own homes for as long as possible. If and when this is no longer possible, there is a need to ensure there are alternative facilities where people can continue to enjoy living in their local area with the level of care they require provided.
- 6.52 Core Policy 46 seeks to address the issue of an ageing population, which is particularly important in Wiltshire by ensuring that there is adequate provision of specialist accommodation, such as extra care housing⁸⁵.
- 6.53 Wiltshire has an ageing population profile and research also suggests that many older people across Wiltshire continue to live at home. Lifetime Homes are designed to allow dwellings to meet the changing needs of their occupiers over time and enable people to stay in their own homes for longer. The provision of Lifetime Homes will play an important role in meeting future housing needs and this is also reflected in Core Policy 46. Furthermore an adequate supply of homes to meet the needs of the population will allow for churn within the housing stock at all levels of the market.

Core Policy 46

⁸⁴ Wiltshire Strategic Housing Market Assessment 20121

⁸⁵ Wiltshire's Older People Accommodation Development Strategy 2011

Meeting the needs of Wiltshire's vulnerable and older people

The provision, in suitable locations, of new housing to meet the specific needs of vulnerable and older people will be required. Wherever practicable, accommodation should seek to deliver and promote independent living.

Older people

Housing schemes should assist older people to live securely and independently within their communities. Residential development must ensure that layout, form and orientation consider adaptability to change as an integral part of design at the outset, in a way that integrates all households into the community.

Developers will be required to demonstrate how their proposals respond to the needs of an ageing population.

Specialist accommodation

The provision of sufficient new accommodation for Wiltshire's older people will be supported, including:

- i. Nursing accommodation*
- ii. Residential homes and*
- iii. Extra care facilities.*

Proposals for extra care accommodation to be sold or let on the open market are not considered exempt from the need to provide affordable housing. Therefore proposals for extra care accommodation will be expected to provide an affordable housing contribution in line with Core Policy 43.

Provision of homes and accommodation for vulnerable people will be supported, including but not limited to:

- iv. People with learning disabilities*
- v. People with mental health issues*
- vi. Homeless people and rough sleepers and*
- vii. Young at risk and care leavers.*

Such accommodation should be provided in sustainable locations, where there is an identified need, within settlements identified in Core Policy 1 (normally in the Principal Settlements and Market Towns) where there is good access to services and facilities.

In exceptional circumstances, the provision of specialist accommodation outside but adjacent to the Principal Settlements and Market Towns will be considered, provided that:

- viii. A genuine, and evidenced, need is justified*
- ix. Environmental and landscape considerations will not be compromised*
- x. Facilities and services are accessible from the site and*
- xi. Its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement.*

Core Policy 47: Meeting the needs of Gypsies and Travellers

Making provision for gypsies and travellers

- 6.54 Provision should be made to help meet the accommodation needs of all of Wiltshire's communities, including the Gypsy and Traveller community and travelling showpeople, who normally reside in or travel through the county. In March 2012 the government published the National Planning Policy Framework and "Planning Policy for Travellers Sites"⁸⁶. These documents include the general principle of aligning planning policy on traveller sites more closely with that for other forms of housing. Core Policy 47 reflects this approach by introducing a set of criteria which define broad locations where sites would be appropriate and against which potential sites will be tested, and also identifies a requirement for new pitches to 2021. The criteria have regard to local amenity, access to facilities and impact on the landscape in a similar way to policies for general housing.
- 6.54a The development of new permanent and transit Gypsy and Traveller caravan sites in suitable and sustainable locations will be considered in accordance with the criteria set out in Core Policy 47⁸⁷. The criteria have been informed by national policy in Planning Policy for Traveller Sites. In accordance with national policy the council will apply these criteria positively where a proposed location complies with the criteria in Core Policy 47.
- 6.54b To identify pitch requirements for inclusion in Core Policy 47, a review of the 2006 Gypsy and Traveller Accommodation Needs Assessment (GTAA) was undertaken in November 2011⁸⁸. The conclusions are presented in Topic Paper 16, as amended in February 2014. As a result a need for 66 additional permanent residential pitches over the next five years (2011-2016) in Wiltshire has been identified. A projection of anticipated need between 2016-2021 has also been identified with approximately 42 permanent residential pitches required. The review of need took into consideration the supply of permanent pitch provision since April 2006 (see Table 6.1 below) and evidence presented by the July 2011 caravan count. The preference in meeting need in the future is for small, private sites.
- 6.54c The council will use national policy and a criteria-based approach, as set out by Core Policy 47, to identify the most suitable sites for Gypsy and Traveller pitches in the proposed Gypsy and Travellers Development Plan Document⁸⁹. This will add detail to the interpretation and implementation of Core Policy 47 and identify specific sites to deliver the pitch requirements set out within Core Policy 47⁹⁰. The council will release land in its ownership to help ensure the identified need is met. Applications that are submitted before the DPD is prepared will be assessed against the general criteria set in Core Policy 47.
- 6.55 The review in Topic Paper 16 identified a need for 25 new transit pitches across the county. The provision of new transit pitches will enable pitches to be provided to meet the needs of Gypsies and Travellers who come to the area but have no permanent place to stay or are travelling through the area. The Gypsy and Traveller DPD will include specific locations to provide these new transit pitches and will include consideration of a network of Emergency Stopping Places to provide the travelling community with a

⁸⁶ Planning Policy for Travellers, DCLG March 2012

⁸⁷ Topic Paper 16: Gypsy and Travellers (including the addendum) provides an outline of how the requirement for new pitches has been determined and the basis for the criteria proposed.

⁸⁸ Topic Paper 16: Gypsy and Travellers provides a detailed explanation of the methodology used for the review.

⁸⁹ Wiltshire Council Local Development Scheme, January 2014 provides a timetable for this work.

⁹⁰ The council consulted on an "Issues and General Approach" to Gypsies and Travellers in April 2010. The detailed, criteria based approach set out in that report will be carried forward to the Gypsy and Travellers DPD and become the basis for the assessment of sites.

range of options. This approach may be particularly suitable for New Travellers who rely less on the need for permanent residential pitches.

6.55a The council will release land in its ownership and work with other public sector landowners to help ensure the need for both permanent and transit pitches is met. Opportunities will be considered through the DPD process, as well as bringing forward pitches in the short term through the planning application process.

6.56 The council is also carrying out a full Gypsy and Traveller Accommodation Needs Assessment to review and roll forward the pitch requirements in Core Policy 47 to ensure adequate pitch provision across the plan period. This review will inform amendments to the pitch requirements in Core Policy 47 to relate to the whole plan period and be included in the Gypsy and Travellers DPD. Core Policy 47 together with the policies and allocations proposed within the Gypsy and Traveller DPD will ensure continued compliance with national policy.

6.57 National policy⁹¹, as well as including the general principle of aligning planning policy on traveller sites more closely with that for other forms of housing, requires the council to demonstrate a five year supply of pitches against a long term target based on clear evidence. Appendix C provides the current position in relation to a 5 year supply of Traveller sites and demonstrates that at the time of the CS Examination there was not a 5 year supply of traveller sites in Wiltshire. The programmed Gypsy and Traveller DPD will include specific deliverable sites to demonstrate a 5 year supply and a supply of specific developable sites or broad locations for growth for the remainder of the plan period.

6.58 [para deleted]

Table 6.1 Supply of permanent accommodation for Gypsies and Travellers, April 2006 to January 2014

Housing Market Area	Permitted (April 06 to Jan 14)	With temporary permission (Jan 14)	Applications pending (Jan 14)
North and West Wiltshire	94	2	1
South Wiltshire	3	2	1
East Wiltshire	0	0	0
TOTAL	97	4	2

Core Policy 47

Meeting the needs of Gypsies and Travellers

Provision should be made for at least 66 permanent pitches for Gypsies and Travellers, 25 transit pitches and 5 plots for Travelling Showpeople during the period 2011 to 2016. A further 42 permanent pitches should be provided over the period 2016-2021. Permanent and transit pitches should be distributed and phased as follows.

⁹¹ Planning Policy for Travellers, DCLG March 2012

Table 6.2

Housing Market Area	Proposed Requirement (2011-16)	Proposed Requirement (2016-21)	Transit provision 2011-21
North and West Wiltshire	26	22	10
South Wiltshire	37	19	8
East Wiltshire	3	1	7
TOTAL	66	42	25

Proposals for new Gypsy and Traveller pitches or Travelling Showpeople plots/yards will only be granted where there is no conflict with other planning policies and where no barrier to development exists. New development should be situated in sustainable locations, with preference generally given to previously developed land or a vacant or derelict site in need of renewal. Where proposals satisfy the following general criteria they will be considered favourably:

- i. No significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where conventional housing would not be suitable*
- ii. It is served by a safe and convenient vehicular and pedestrian access. The proposal should not result in significant hazard to other road users*
- iii. The site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal.*
- iv. The site must also be large enough to provide adequate vehicle parking, including circulation space, along with residential amenity and play areas*
- v. It is located in or near to existing settlements within reasonable distance of a range of local services and community facilities, in particular schools and essential health services.*
- vi. It will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate any impact on its surroundings.*
- vii. Adequate levels of privacy should be provided for occupiers*
- viii. Development of the site should be appropriate to the scale and character of its surroundings and existing nearby settlements, and*
- ix. The site should not compromise a nationally or internationally recognised designation nor have the potential for adverse effects on river quality, biodiversity or archaeology.*

In assessing sites for Travelling Showpeople or where mixed-uses are proposed, the site and its surrounding context are suitable for mixed residential and business uses, including storage required and/or land required for exercising animals, and would not result in an unacceptable loss of amenity and adverse impact on the safety and amenity of the site's occupants and neighbouring properties.

It is recommended that pre-application advice is sought on all proposals for new Gypsy and Traveller pitches or Traveller Showpeople plots/yards. Early engagement with the local community is recommended to ensure sites are developed sensitively to their context.

Delivering strategic objective 4: helping to build resilient communities

- 6.59 The policies contained within this section aim to improve quality of life in Wiltshire, foster a sense of community belonging, improve safety, social inclusion and self-sufficiency, and ensure that appropriate facilities are available. Core Policy 48, together with Core Policy 34, seeks to support rural life and sets out certain circumstances under which development in rural areas will be supported, whilst Core Policy 49 seeks to safeguard the existing services and facilities which are integral to Wiltshire's communities.
- 6.60 The Core Strategy, as a whole, will make a positive contribution to delivering the outcomes sought in Strategic Objective 4, to help build resilient communities. It can be considered as a spatial representation of the Wiltshire Community Plan. Many of the issues within the Community Plan are complex and will need a wide range of actions from many partners to be effectively addressed. The Core Strategy will assist in building resilient communities through the following actions:
- Addressing social exclusion through focusing new development at the most sustainable locations with a range of local services and facilities, reducing the need to travel
 - Delivering a step-change in affordable housing delivery and putting in place the necessary strategy to support good economic growth
 - Facilitating educational opportunities by ensuring that new growth is supported by new school capacity
 - Protecting existing services and facilities
 - Supporting appropriate development in rural areas to help maintain the vitality and viability of small settlements and the countryside and
 - Ensuring that growth is supported by the provision of community facilities such as shops, open space, recreational facilities and community centres.
 - Provision of meeting halls and places of worship

Core Policy 48: Supporting rural life

Supporting rural life

- 6.61 Core Policy 48 explains the approach that will be taken to support rural communities, outside the limits of development of Principal Settlements, Market Towns, Local Service Centres and Large Villages and outside the existing built areas of Small Villages. The policy is based on the following key objectives:
- Protecting the countryside and maintaining its local distinctiveness
 - Supporting the sensitive reuse of built assets to help meet local needs
 - Supporting improved access between places and to services and
 - Supporting the community in taking ownership of local services.

The approach to development within small rural settlements is set out in Core Policy 2.

- 6.62 Residential development will not normally be permitted in the countryside unless it meets the requirements of Core Policy 44 (rural exceptions sites). However, additional dwellings may be justified in certain circumstances when they are required in the interests of supporting rural employment, for example in association with equestrian activities when worker accommodation is needed onsite. In view of the exceptional circumstances applications will be scrutinised thoroughly and opportunities for accommodation within nearby settlements must be considered initially.

- 6.63 Proposals to convert or re-use buildings for employment, tourism or residential uses, community uses, meeting rooms or places of worship will need to fulfil the requirements set out in Core Policy 48. Proposals must not lead to subsequent applications for replacement buildings elsewhere. It is recognised that the insensitive re-use of rural buildings can be damaging to the character of the building and its rural setting. . Furthermore, additions and extensions should normally be avoided.
- 6.64 Improving accessibility between places within the countryside may sometimes mean that development requiring planning permission is required, such as new roads, cycle routes, gates, signposts and bus shelters. Some telecommunications works may also fall into this category. In such cases, Core Policy 48 introduces a presumption in favour of such works which can greatly benefit rural areas, where these are environmentally acceptable. Core Policy 48 also identifies measures to support community ownership of local shops, pubs and other services where this is appropriate to retain the facility. Core Policy 49 provides further details on the protection of existing community services and facilities.

Core Policy 48

Supporting rural life

Dwellings required to meet the employment needs of rural areas

Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.

Improving access to services and improving infrastructure

Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.

Conversion and re-use of rural buildings

Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where it satisfies the following criteria:

- i. The building(s) is / are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and*
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and*
- iii. The building can be served by adequate access and infrastructure; and*
- iv. The site has reasonable access to local services or*

- v. *The conversion or re-use of a heritage asset would lead to its viable long term safeguarding*

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.

Community ownership

Community ownership and /or management of local shops, pubs and other services will be supported where appropriate to retain a local facility through the following measures:

- vi. *Development proposals for the adaptation of a building, such as sub-division or change of use, will be supported where these are necessary to allow a viable continued use*
- vii. *Appropriately scaled enabling development will be considered, where this is environmentally acceptable and justified through a supporting viability study, and where it can help maintain and enhance the community uses provided and*
- viii. *The facility may be protected from loss of its current use until such time as the community has had a realistic opportunity to take control of the asset.*

New Shops

New shops in villages will be supported where they are small in scale and would not threaten the viability of nearby centres. Farm shops will be supported where they utilise existing buildings, are small in scale and cause no unacceptable impact on nearby village shops or the character of the area.

Core Policy 49: Protection of services and community facilities

Community and rural facilities - supporting the post office, shop and public house

- 6.65 Local facilities and services are a vital part of the smaller settlements of Wiltshire but despite this there has been a continued decline in many of these services. Overall, there has been a decline in rural post offices and petrol filling stations, and a more gradual decline in health facilities and general stores (although mobile stores are increasing). The threat to local services is exemplified in the national trend for closure of public houses which is reflected in Wiltshire. Public houses are important to the fabric of village life. There has been little evidence of the diversification into joint facilities as promoted nationally. It seems inevitable that this trend will continue unless we can produce two fold measures based on firstly improving their viability by striving for sustainable communities, encouraging diversification and by taking a hard line on change of use applications. However the latter will not work without the former.
- 6.66 Rural facilities and services are those that benefit the local community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. There is a need to protect and encourage the development of rural services and facilities in Wiltshire to ensure that settlements, particularly those named in this Strategy, can still meet some of the day to day needs of the people who live in them. Core Policy 34 (Additional Employment Land) seeks to support the diversification of the rural economy, whilst Core Policy 48 (Supporting Rural Life) seeks to support rural

life by allowing appropriate development to take place in the rural areas. Core Policy 49 is complimentary to core policies 34 and 48, and seeks to protect existing services and community facilities in Wiltshire. There is also a need to protect and encourage the retention and important local community facilities in discreet urban areas that exist across Wiltshire that often contribute positively to the local community and its identity.

Core Policy 49

Protection of services and community facilities

Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/ building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported. Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.

In order for such proposals to be supported, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered. This marketing plan will, at the very minimum:

- i. Be undertaken for at least 6 months*
- ii. Be as open and as flexible as possible with respect to alternative community use*
- iii. Establish appropriate prices, reflecting local market value, for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site*
- iv. Demonstrate the marketing has taken into account the hierarchy of preferred uses stated above*
- v. Clearly record all the marketing undertaken and details of respondents, in a manner capable of verification*
- vi. Provide details of any advertisements including date of publication and periods of advertisement*
- vii. Offer the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility and*
- viii. Demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.*

Delivering strategic objective 5: protecting and enhancing the natural, historic and built environment

Core Policy 50: Biodiversity and geodiversity

Biodiversity and Geodiversity

6.67 Wiltshire's natural environment is one of its greatest assets and includes a network of identified wildlife sites:

- International – Special Areas of Conservation, Special Protection Areas and Ramsar Sites⁹²
- National – Sites of Special Scientific Interest and National Nature Reserves¹
- Local – County Wildlife Sites, Protected Road Verges and Local Geological Sites

Proposed development on land within or outside a SSSI likely to have an adverse effect on a SSSI will be determined in accordance with the requirements of paragraph 118 of the NPPF and Circular 06/2005. The valuable natural environment includes not only identified sites, but also other features of nature conservation value including:

- Priority species and habitats (including those listed in the national and Wiltshire Biodiversity Action Plan)
- Areas of habitat with restoration potential (particularly those identified on the South West Nature Map or through other landscape scale projects)
- All waterbodies covered under the Water Framework Directive and
- Features providing an ecological function for wildlife such as foraging, resting and breeding places, particularly wildlife corridors of all scales which provide ecological connectivity allowing species to move through the landscape and support ecosystem functions.

For the purposes of evaluation in ecological impact assessment, the value of undesignated habitats and species should be measured against published selection criteria⁹³ where possible⁹⁴, however statutory protection will only ever apply to those sites which have been formally notified by Natural England.

6.68 Collectively these sites and natural features make up the local ecological networks necessary to underpin and maintain a healthy natural environment. Core Policy 50 seeks to ensure protection and enhancement of these sites and features, and is necessary to help halt and reverse current negative trends and meet new challenges particularly from climate change adaptation and pressures associated with the increasing population.

Protection

It is vital that all stages of sustainable development are informed by relevant ecological information, from site selection and design to planning decisions and long-term management. All effects should be considered, including positive and negative,

⁹² Applications affecting these sites will be determined in accordance with relevant national legislation, policy and statutory procedures, in addition to the policies in this plan.

⁹³ 'Guidelines for the selection of biological SSSIs' or the 'Wiltshire and Swindon Wildlife Sites Handbook'

⁹⁴ In accordance with IEEM Guidelines on Ecological Impact Assessment

direct and indirect, cumulative, and on and offsite impacts over the lifetime of the development (including construction, operational and restoration phases), also giving consideration to disturbance effects such as noise, lighting, recreational pressures, trampling, traffic, domestic pets, vandalism etc.

6.69 All effects upon the natural environment should be addressed sequentially in accordance with the principle of the ‘mitigation hierarchy’:

- Avoid e.g. site location, buffers
- Reduce, moderate, minimise
- Rescue e.g. translocation
- Repair, reinstate, restore
- Compensate or offset.

6.70 Compensation is a last resort, but will be necessary in some instances where other approaches cannot guarantee ‘no net loss’ of biodiversity and any unavoidable losses are outweighed by other sustainability considerations. Such measures should be delivered within the development site where possible; however where this is not feasible it may be more appropriate to deliver offsite measures through legal agreements and landscape scale projects. Appropriate compensatory measures should demonstrate no net loss of the relevant local biodiversity resource in the short and long-term, and be delivered as close to the development site as possible to avoid the degradation of local ecological networks or ‘ecosystem services’⁹⁵. Additional guidance is available⁹⁶ to help clarify appropriate ecological avoidance, mitigation and compensation measures to demonstrate compliance with Core Policy 50, which should be proportionate to the scale of any predicted impact.

A number of strategic plans and guidance documents are also available to ensure that the most commonly occurring effects upon international sites can be avoided as efficiently and effectively as possible⁵.

- The Stone Curlew Management Strategy – applicable to residential development within distances up to 15km of Salisbury Plain
- Wiltshire Bats SAC Planning Guidance – applicable to all development types in the areas within and surrounding Bradford on Avon, Box, Colerne, Corsham, Trowbridge, Westbury, Fonthill and Chilmark
- River Avon Planning Guidance – applicable to any new development in proximity to the Salisbury Avon, or major development within the wider catchment
- Other plans and guidance documents will be produced by Wiltshire Council as necessary. Wiltshire Council has also signed a Memorandum of Understanding with Natural England to ensure that all of these measures are effectively delivered.

Wiltshire Council will support production and implementation of a New Forest Mitigation Strategy, in partnership with Natural England, and other partners as appropriate. This will set out the delivery mechanisms and funding requirements (either through CIL, S106 or other appropriate mechanism) such that the impacts of the Plan upon the New Forest SPA are fully mitigated. After adoption the New Forest Mitigation Strategy will be relevant in relation to paragraph 6.70 above. Prior to this,

⁹⁵ Ecosystem services are best defined through the work of the UK National Ecosystem Assessment <http://uknea.unep-wcmc.org/>.

⁹⁶ Please refer to the Biodiversity and Development pages of the Wiltshire Council website for further details.

planning applications will be subject to individual Habitats Regulation Assessments and bespoke mitigation secured as necessary.

6.71 Sustainable development also provides opportunities to enhance the natural environment for wildlife and Wiltshire's communities, particularly through landscaping, public open space, Sustainable Urban Drainage Systems and features of the built environment e.g. bird and bat boxes. Such measures should contribute to delivery of relevant Biodiversity Action Plan (BAP) and River Basin / Catchment Management Plan objectives, but also be tailored to local landscape character (see Core Policy 51). Development may also open up opportunities to bring degraded or neglected features back into favourable condition through sensitive management to encourage wildlife; such restoration will be particularly valuable where it contributes towards Nature Improvement Areas or other landscape scale projects identified by the Local Nature Partnership or objectives in relevant River Basin / Catchment Management Plans. Additional guidance will be produced to aid the design and incorporation of suitable ecological enhancement measures to demonstrate compliance with Core Policy 50, which should be proportionate to the scale of development.

6.72 [para deleted]

Core Policy 50

Biodiversity and geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraph 6.70 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. Cannot reasonably be avoided*
- ii. Are reduced as far as possible*
- iii. Are outweighed by other planning considerations in the public interest and*
- iv. Where appropriate compensation measures can be secured through planning obligations or agreements.*

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

Core Policy 51: Landscape

Landscape

6.73 The European Landscape Convention promotes landscape protection, management and planning, and applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection. Development on the edges of towns and villages will be broadly controlled in line with Core Policy 3 (Delivery Strategy), however the principal pressure on the landscape arising from new development is erosion of the separate identity, character, visual and functional amenity of settlements and their setting, and impacts on the open countryside. Another challenge is to allow for appropriate development while having full regard to the conservation and enhancement objectives of the most highly valued landscapes including the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) and the Stonehenge and Avebury World Heritage Site (WHS).

6.74 Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. The term 'landscape' here is used to refer to both the built, historic and natural environment in urban, peri-urban and rural areas. There are currently ten Landscape Character Assessments (LCA's) which cover Wiltshire, and these will be used for the purposes of implementing this policy until they are replaced:

- Wiltshire Landscape Character Assessment (1:50,000) (2005)
- North Wiltshire Landscape Character Assessment (1:25,000) (2004)
- South Wiltshire Landscape Character Assessment (1:25,000) (2008)
- Kennet Landscape Character Assessment (1:25,000) (1999) and adopted Kennet Landscape Conservation Strategy (2005)
- West Wiltshire Landscape Character Assessment (1:25,000) (2007)
- North Wessex Downs AONB Landscape Character Assessment (1:25,000) (2002)

- Cotswolds AONB Landscape Character Assessment (1:50,000) (2004)
- Cranborne Chase and West Wiltshire Downs Landscape Character Assessment (1:25,000) (2003)
- Cotswold Water Park Integrated Landscape Character Assessment (1:25,000) (2009)
- Salisbury Plain Training Area Landscape Character Assessment (1:25,000) (2003).

Work will be undertaken with these LCAs and the AONB Management Plans to establish a Landscape Strategy for Wiltshire early 2015.

6.75 Other relevant assessments and studies which would include:

- Those which are professionally prepared to best practice guidelines e.g. landscape sensitivity studies and historic landscape characterisation work
- Local studies which are approved by the Council e.g. Village Design Statements, Parish Plans

Applications for development which would by its nature, scale, appearance or location have the potential to change local landscape character must be accompanied by a Landscape and Visual Impact Assessment.

6.76 The national significance of the landscape of Wiltshire is acknowledged in the designation of 44% of the area administered by Wiltshire Council as an AONB while a small area of the New Forest National Park is also present within the south of the county. When determining proposals in AONBs and the New Forest National Park, great weight will be given to conserving landscape and scenic beauty in accordance with paragraphs 115 and 116 of the NPPF. Particular attention is also drawn to paragraph 14 (including footnote 9), which restricts the presumption in favour of sustainable development in such areas. However Core Policy 51 also addresses development outside these areas which could affect the setting of these highly valued landscapes. The current Management Plans for these areas are as follows:

- Cranborne Chase and West Wiltshire Downs AONB Management Plan 2009 – 2014⁹⁷
- North Wessex Downs AONB Management Plan 2009 – 2014⁹⁸
- Cotswolds AONB Management Plan 2013 – 2018
- New Forest Management Plan 2010 – 2015.

6.77 Proposals for development within or affecting the AONBs or NFNP should demonstrate that they have taken account of the objectives, policies and actions set out in those current or any other revised or replacement Management Plans. Other documents prepared by the AONBs or NFNP may also be relevant, including position statements, woodland and biodiversity strategies, landscape sensitivity and tranquillity studies, and the landscape character assessments listed above. Development affecting the Stonehenge and Avebury World Heritage Site and its setting should be considered in light of Core Policy 59, while any development in the setting of the Bath World Heritage Site should have regard to the findings of the Bath World Heritage Site Setting Study (2009) and any associated Supplementary Planning Document as a material planning consideration.

⁹⁷ As adopted by Wiltshire Council

⁹⁸ As adopted by Wiltshire Council

- 6.78 Core Policy 51 refers to development within the setting of an AONB or national park; setting is considered to be all of the surroundings from which a designated landscape can be experienced, or which can be experienced from the designated landscape. Its extent is not fixed and may change as the landscape and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the natural beauty of a landscape, and may affect the ability to appreciate it.
- 6.79 There is a need to protect the distinct character and identity of the villages and settlements in Wiltshire, and a particular issue has been highlighted in those parts of the Royal Wootton Bassett and Cricklade Community Area which adjoin the administrative area of Swindon Borough Council, where there may be additional development pressure. The separate identity of these settlements should be protected in line with Core Policy 51. The local community may also wish to consider this matter further in any future community-led plan, such as a neighbourhood plan.
- 6.80 The emerging Wiltshire Landscape Strategy will review the need for Special Landscape Areas (SLAs) in Wiltshire, and if necessary, also clarify their special characteristics and boundaries. In the interim they will continue to be protected under relevant saved local plan policies, and if evidence demonstrates the need for SLAs these policies will be superseded by a Wiltshire-wide policy.
- 6.81 The extent of the Western Wiltshire Green Belt is shown on the policies map. The purpose of the Green Belt is to check the expansion of towns in the area, principally Bristol and Bath, and to safeguard surrounding countryside, and its particular objectives are to:
- Maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon
 - Prevent the coalescence of Bradford on Avon with Trowbridge or the villages to the east of Bath
 - Limit the spread of development along the A4 between Batheaston and Corsham; and Protect the setting and historic character of Bradford on Avon.

Applications for development within the Green Belt will be determined in accordance with national planning policy.

Core Policy 51

Landscape

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies*
- ii. The locally distinctive character of settlements and their landscape settings*

- iii. *The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe*
- iv. *Visually sensitive skylines, soils, geological and topographical features*
- v. *Landscape features of cultural, historic and heritage value*
- vi. *Important views and visual amenity*
- vii. *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion*
- viii. *Landscape functions including places to live, work, relax and recreate, and*
- ix. *Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

Core Policy 52: Green infrastructure

Green Infrastructure

- 6.82 Green infrastructure is a descriptive term used to characterise spaces such as parks and gardens (urban and country parks, formal gardens); amenity green space (informal and formal recreation and sports spaces, domestic gardens, village greens, green roofs); urban green spaces (urban commons, waste land and disturbed ground); woodland, downland and meadows, wetlands, open and running water, quarries; green corridors (rivers and canals including their banks, road and rail corridors, cycling routes, pedestrian paths, and rights of way); allotments, cemeteries, and churchyards. It provides socio-economic and cultural benefits which underpin individual and community health and wellbeing. These include: conserving and enhancing the natural environment; providing wildlife corridors; reducing noise and air pollution; and helping communities adapt to climate change through water and carbon management. In urban areas, functions include providing routes (e.g. footpaths and cycleways) which link areas of open space within settlements; providing sustainable drainage, flood storage and urban cooling; and providing a wide range of opportunities for engagement and active citizenship, relaxation and quiet contemplation, sport, recreation and children's play.
- 6.83 The maintenance and enhancement of Wiltshire's green infrastructure network will be crucial in helping to ensure that the growth set out in this Core Strategy can be delivered in a sustainable manner. In particular, the development proposed in this strategy will necessitate a particular focus on maintaining and improving green infrastructure within the Principal Settlements and Market Towns, particularly along the river and canal corridors. Development also offers potential opportunities to enhance linkages between the towns and the countryside. Core Policy 52 seeks to protect and enhance the green infrastructure network in Wiltshire.
- 6.84 The Wiltshire Green Infrastructure Strategy will define Wiltshire's existing green infrastructure network, and provide the long term vision, objectives, policy framework,

and delivery plan for the enhancement of the network. It will also identify the priorities for the improvement of the network. The strategy will emphasise the need to maintain the integrity of green infrastructure across administrative boundaries. Much of the strategy will be delivered through project and partnership working at the local, county and sub regional levels. The strategy is currently in preparation and will be delivered through a partnership of key stakeholders and individuals (Wiltshire Green Infrastructure Partnership). The council will take a key role in the preparation and delivery of the strategy, and Core Policy 52 will be delivered in line with the emerging strategy.

- 6.85 A number of key priorities for the enhancement of the strategic green infrastructure network in Wiltshire have already been identified, including:
- The delivery of green infrastructure within the Cricklade Country Way, in line with the Green Infrastructure Plan for the Cricklade Country Way
 - The continued restoration and enhancement of the canal network in Wiltshire
 - The delivery of green infrastructure in the Cotswold Water Park, through the delivery of relevant objectives set out in the Cotswold Water Park Strategic Review and Implementation Plan (Master Plan)
 - The delivery of the objectives of the Great Western Community Forest Plan
 - The maintenance and enhancement of existing country parks, and the provision of new country parks in strategic locations
 - Improvements to the rights of way network across Wiltshire to maintain access to the countryside and improve the quality of routes, through the delivery of relevant objectives set out in the Rights of Way Improvement Plan and
 - The development and improvement of sub-regional green corridors, including river corridors.
 - The use of SUDS should be encouraged wherever possible, unless this could risk groundwater resources through infiltration.
- 6.86 This list of priorities is not exclusive, and will be refined and extended as appropriate through the Wiltshire Green Infrastructure Strategy.
- 6.87 Core Policy 52 supports the delivery of green infrastructure projects and initiatives. The planning and delivery of these projects will need to address any potential negative environmental impacts, particularly in relation to disturbance of wildlife, flood risk, water quality, landscape character, and tranquillity.
- 6.88 Development will need to make provision for accessible open spaces (such as parks, play areas, sports pitches and allotments) in accordance with the adopted Wiltshire Open Space Standards. Four sets of open space standards are currently in operation across Wiltshire, with different standards applying in each of the former district areas, and these will be used for the purposes of Core Policy 52 until such time as new Wiltshire-wide standards are adopted. The Wiltshire-wide standards are currently being produced and will be informed by an Open Spaces Study, to be completed by 2015, with the new standards adopted as part of the Partial Review of the Wiltshire Core Strategy (LDS) in 2016.
- 6.89 Appropriate long term management of green infrastructure is essential, and developers will be required to contribute to this through the provision of measures including financial contributions, management schemes and management plans.
- 6.90 In determining green infrastructure provision for major developments, developers will be expected to audit the current provision in and around the development site and

prepare a statement demonstrating how this will be retained and enhanced as a result of the development process. A standardised Green Infrastructure Audit template will be developed to assist developers in assessing existing and required provision. It may also be appropriate to undertake an audit of green infrastructure when a number of smaller developments are planned in a particular area, which could have a cumulative impact on the green infrastructure network. In these circumstances the need for an audit will be considered on a case-by-case basis.

- 6.91 Alongside the requirement to provide accessible open spaces, appropriate contributions will also be sought towards the delivery of specific green infrastructure projects and initiatives, as set out in the Wiltshire Green Infrastructure Strategy. Appropriate contributions towards these projects will be determined in line with Core Policy 3 (Infrastructure) and the Infrastructure Delivery Plan.

Core Policy 52

Green infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's Green Infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- *Retain and enhance existing on site green infrastructure*
- *Make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards*
- *Put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development*
- *Provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy and*
- *Identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.*

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development⁹⁹ should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

Core Policy 53: Wiltshire's canals

⁹⁹ As defined in The Town and County Planning (Development Management Procedure) (England) Order 2010

- 6.92 Canals are an important part of Wiltshire's green infrastructure and sustainable transport network and provide recreational opportunities for boating and walking and green corridors for wildlife as well as playing a role in conveying flood water. The canal network in Wiltshire includes part of the Kennet and Avon Canal, and parts of the partially restored Thames and Severn Canal and Wilts Berks Canal (including the north Wilts Branch). When canal restoration is complete, an impressive 'Wessex Ring' will be formed, comprising the three canal systems, linking to other parts of the UK canal network.
- 6.93 Core Policy 53 supports the restoration and improvement of the historic canal network in Wiltshire, which provides considerable opportunities to enhance green infrastructure in the area.

Wilts and Berks and Thames and Severn Canals

- 6.94 The historic alignment of the Wilts and Berks Canal runs broadly on a south west to north east axis through northern Wiltshire, passing Melksham and Royal Wootton Bassett, and includes the North Wilts Branch which runs between Swindon and Cricklade. The historic alignment of the Thames and Severn Canal skirts the north west boundary of Wiltshire, passing Latton and Marston Meysey. Both historic alignments are shown on the policies map.
- 6.95 The council supports in principle the restoration of the Wilts and Berks and Thames and Severn Canals. Restored canals can bring significant benefits in terms of attracting visitors to Wiltshire, contributing to the local economy, promoting sustainable transport through the provision of walking and cycling routes and providing an important element of the strategic green infrastructure network. The restored canal network will provide opportunities for standing open water and marginal habitat.
- 6.96 However, any proposals will need to demonstrate that the potential impacts of restoration on the existing wildlife and natural environment have been fully considered, both locally and as part of the whole restoration scheme, with an overview of the overall balance of positive and negative impacts. Proposals will need to demonstrate that adequate facilities for sewage disposal and waste collection will be provided. Canal restoration proposals must also have regard to the status and objectives of relevant existing waterbodies in the area, as set out in the Severn River Basin Management Plan (2009) and the South West River Basin Management Plan (2009), which were prepared under the Water Framework Directive. The preparation of 'master plans' or similar documents will be particularly supported as a means of considering the likely overall impacts of the canal restoration schemes, maximising potential benefits, and minimising or mitigating any likely negative effects. The use of SUDS should be encouraged wherever possible, unless this could risk groundwater resources through infiltration.
- 6.97 The historic alignment of the Wilts and Berks canal through Melksham is no longer suitable for reinstatement as a canal, and an alternative route has been identified (see Core Policy 16: Melksham Link Project). However, the historic line through Melksham can still be followed, and the council will support its identification and historical significance by signage where appropriate. Other parts of the original line of the Wilts and Berks Canal also have potential for interpretation, particularly the junction with the Kennet and Avon Canal at Semington, and the council will support the development of a footpath network based on a restored canal towpath linking with other appropriate rights of way where the canal has been lost under development.

Kennet and Avon Canal

6.98 The Kennet and Avon Canal is a significant asset within Wiltshire's sustainable transport and green infrastructure network, and the canal's landscape and natural environment will be protected and enhanced through Core Policies 50 (biodiversity and geodiversity), 51 (landscape) and 52 (green infrastructure). There are two existing policies relating to the Kennet and Avon Canal which will continue to be saved until such time as they are replaced by a new core policy addressing the strategic needs of the Kennet and Avon canal. The relevant saved policies are as follows.

- West Wiltshire Leisure and Recreation DPD: Policy WR2 (Kennet and Avon).
- Kennet Local Plan: Policy TR2 (facilities for boat users on the Kennet and Avon Canal).

6.99 The British Waterways Conservation Plan for the Kennet and Avon Canal (October 2000) and the Public Transport and Visitor Management Plan for the Kennet and Avon Canal (1999) provide non-statutory guidance on the conservation and management of the canal, and the provision of facilities for management of visitors to the waterway. These documents and any new guidance documents produced by the Canal & River Trust will be treated as material considerations when making decisions on planning applications relating to the canal. As a statutory consultee, great weight will be given to the views of the Canal & River Trust on any planning application which has the potential to have direct or indirect effects upon the canal and its users.

Residential moorings

6.100 Residential boats provide a form of housing within Wiltshire and moored boats can be considered as an inherent feature of canals. Itinerant boaters are recognised as forming part of the travelling community in Wiltshire. Planning applications for residential moorings will be considered on their merits, taking into account potential impacts on landscape alongside all other relevant planning considerations including any Canal & River Trust guidance. A holistic approach to identifying residential moorings may be appropriate whereby multiple applications relating to a stretch of canal can be considered together. Wiltshire Council will work with the Canal & River Trust to positively plan for the strategic long-term needs of the Kennet and Avon Canal and its users, including the provision of new moorings and facilities.

Core Policy 53

Wiltshire's canals

The restoration and reconstruction of the Wilts and Berks and Thames and Severn canals as navigable waterways is supported in principle. The historic alignments of the Wilts and Berks, including the North Wilts Branch, and Thames and Severn canals, as identified on the policies map, will be safeguarded with a view to their long-term re-establishment as navigable waterways.

These alignments will be safeguarded by:

- Not permitting development likely to destroy the canal alignment or its associated structures, or likely to make restoration more difficult, and*

- ii. *Ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided.*

Proposals will be permitted that are designed to develop the canal's recreational and nature conservation potential, in particular, the use of the old line of the canal for walking, cycling and interpretation.

Proposals for the reinstatement of canal along these historic alignments or any alternative alignments will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with no overall adverse effect, and that potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality have been fully assessed and taken into account. Proposals for the reinstatement of discrete sections of the canal will also need to demonstrate that the potential environmental impacts of the restoration project as a whole have been assessed and taken into account.

Core Policy 54: Cotswold Water Park

- 6.101 The Cotswold Water Park (CWP) is an area of more than 140 lakes set in 40 square miles of Wiltshire and Gloucestershire, including parts of the Malmesbury and Royal Wootton Bassett and Cricklade Community Areas. The lakes have been created from decades of sand and gravel extraction. Set to continue for many years, this activity will result in the creation of further lakes in the future. This unique landscape has evolved in response to a complex interplay of physical and human influences, and will continue to change throughout the plan period. The extensive network of lakes, rights of way, recreational activities and nature study areas in the Cotswold Water Park already provides a significant green infrastructure asset for the communities of Wiltshire, Gloucestershire, Oxfordshire and visitors from further afield, and could achieve even greater potential. However this will need to be delivered in a sustainable manner which addresses the Cotswold Water Park's unique combination of land use pressures, environmental and heritage sensitivities, and community aspirations for the area.
- 6.102 Core Policy 54 supports the provision of outdoor or water-based sports, leisure and recreation facilities in the Cotswold Water Park area. Proposals for tourist accommodation will be assessed against Core Policies 39 (tourist development) and 40 (hotels, bed and breakfasts, guest houses and conference facilities).
- 6.103 Outdoor and water-based sports, leisure and recreation developments provide important opportunities to contribute to the sustainable growth of the Cotswold Water Park and support its communities, helping to achieve the vision set out in the Cotswold Water Park Vision and Implementation Plan. Such development is vitally important to improve both visitors' and local residents' enjoyment of the area's unique characteristics and stimulate the local economy, however this should not come at the cost of a loss of public accessibility.
- 6.104 Development also offers opportunities to enhance the natural environment of the area through sensitive and well informed landscape design and management, and even where onsite opportunities are limited, developer contributions towards landscape and biodiversity programmes within the park can help to deliver such gains. Relevant Landscape Character Assessments and Biodiversity Action Plans

should be consulted and used to inform any such landscape and biodiversity enhancement proposals.

- 6.105 Several settlements within Cotswolds Water Park are of significant heritage value as recognised through Conservation Area designations, while all settlements have a unique character which contributes to the area's sense of place. Development could potentially impact upon this character through inappropriate design or a loss of tranquillity, particularly associated with noisy activities. Such development will need to be located, designed and managed sensitively to ensure the unique character and the tranquil setting of these settlements is maintained. The area's valuable built heritage also extends well beyond these settlements to include monuments, henges, hill forts, roman villas, canals and railways, and while development could potentially impact upon these features if not carefully planned, certain development proposals will also provide opportunities to improve the enjoyment of such heritage features.
- 6.106 The unique character of the Cotswold Water Park and its communities could face challenges in the future including increased visitor traffic, pressure on utilities capacity and increased risk from climate change, particularly flooding. In order to build and maintain sustainable and resilient communities there is a need and desire for the Cotswold Water Park to be an exemplar of sustainability, and this should be reflected in all proposals for sports, leisure and recreation facilities in the area.

Core Policy 54

Cotswold Water Park

In the Cotswold Water Park, proposals for outdoor or water-based sports, leisure and recreation based development will be supported where they help transform the area to an informal recreation and leisure resource for Wiltshire residents and visitors in line with the key objectives of the Cotswold Water Park Vision and Implementation Plan. Proposals for any such development must meet the following criteria.

- i. Increase or enhance public accessibility and enjoyment of the lakes and countryside.*
- ii. Contribute towards the local economy in the Cotswold Water Park.*
- iii. Strengthen the local landscape character and engender a sense of place.*
- iv. Contribute towards enhancement of biodiversity within the Cotswold Water Park.*
- v. Retain the character of individual settlements including the tranquillity of their settings.*
- vi. Protect the Cotswold Water Park's built heritage, and enhance accessibility and interpretation of such features where possible.*
- vii. Demonstrate high levels of sustainability, particularly including sustainable building design, accessibility by sustainable transport modes and sustainable drainage systems.*

Core Policy 55: Air quality

- 6.107 Air quality in Wiltshire is predominantly good with the majority of the county having clean unpolluted air. There are however a small number of locations where the combination of traffic, road layout and geography has resulted in exceedances of the annual average for nitrogen dioxide (NO₂) and fine particulates (PM₁₀).
- 6.108 It is recognized that improving air quality in these specific locations is difficult due to the increased use and reliance on private motor vehicles. This strategy seeks to

contribute to addressing this issue through a multifaceted approach which includes locating new development where there is a viable range of transport choices, seeking to boost the self containment of settlements to reduce commuter flows and through seeking to utilize the benefits from managed development and growth to take the opportunities to help address the areas where particular problems occur. This latter solution will be delivered through developer contributions.

- 6.109 In order to help developers and communities overcome this issue the council has produced a comprehensive Air Quality Strategy, which is a high level guiding document to inform policy and direction across a range of council services with the aim to improve air quality. The Air Quality Strategy¹⁰⁰ is a key document which identifies the importance of good air quality to the people of Wiltshire. It provides a focus and mechanism to promote communication and cooperation between the council, external organisations and the community to address localised areas of poor air quality in the area. It includes a 17 point plan which focuses on strategic actions to help deliver improved air quality. The Air Quality Strategy and the 17 point plan are to be underpinned by the Council's emerging Air Quality Action Plan which has been designed to assist with the targeted delivery of improvements in the designated Air Quality Management Areas.

Air Quality Strategy for Wiltshire, main aim:

'Wiltshire Council working collaboratively will seek to maintain the good air quality in the county and strive to deliver improvements in areas where air quality fails national objectives in order to protect public health and the environment'

- 6.110 Core Policy 55 below requires that all development which either because of the size, nature or location will have the potential to exacerbate known areas of poor air quality, is required to overcome this barrier to development by demonstrating the measures they will take to help mitigate these impacts. In line with the Air Quality Strategy, additional guidance incorporating a developer's toolkit has been produced and consulted upon as a Supplementary Planning Document (SPD). This guidance document will be published as soon as practicable following the adoption of the Core Strategy. Once adopted, the SPD will give positive advice to prospective developers on how to address the issue of air quality effectively so their investment can go ahead¹⁰¹. Development which could potentially impact upon Natura 2000 sites through contributions to aerial deposition e.g. industrial process within 10km of a SAC, will require an assessment of the likely impacts in accordance with published guidance. Where mitigation is required this may be delivered through a local emissions strategy.

Core Policy 55

Air Quality

Development proposals which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity. Mitigation measures should demonstrate how they will make a positive contribution to the aims of the Air Quality Strategy for Wiltshire and where relevant, the Wiltshire Air Quality Action Plan. Mitigation may include:

¹⁰⁰ Air Quality Strategy for Wiltshire 2011-2015 (adopted December 2011).

¹⁰¹ Air Quality Strategy for Wiltshire, Strategic Action Plan, Action No 3, page 32.

- i. Landscaping, bunding or separation to increase distance from highways and junctions*
- ii. Possible traffic management or highway improvements to be agreed with the local authority*
- iii. Abatement technology and incorporating site layout / separation and other conditions in site planning*
- iv. Traffic routing, site management, site layout and phasing, and*
- v. Where appropriate, contributions will be sought toward the mitigation of the impact a development may have on levels of air pollutants.*

Core Policy 56: Contaminated land

- 6.111 Wiltshire generally has good or excellent land quality but our industrial heritage means that there are many sites which have had one or more industrial or commercial uses which may have resulted in soil and water contamination that may need to be addressed.
- 6.112 Wiltshire Council adopted its Contaminated Land Strategy in 2011 detailing how it will discharge its duties in connection with the Environmental Protection Act 1990 Pt 2(a) and is progressively surveying the County for sites that may have been subject to historic contaminative uses. The Council maintains a contaminated land register associated with this legislation. In line with the Contaminated Land Strategy additional guidance has been prepared to assist developers in effectively addressing the issue of land contamination as a Supplementary Planning Document (SPD) and will be published as soon as practicable following the adoption of the Core Strategy. The SPD will give positive advice to prospective developers on how to address the issue of contaminated land effectively so their investment can go ahead.
- 6.113 The vast majority of sites which may be subject to contamination are however cleaned up as part of the redevelopment process. It is essential to ensure that the development of these brownfield sites leaves them safe and suitable for the new use.
- 6.114 The implementation of satisfactory investigation, risk assessment, remediation and validation of these sites is managed through the planning process.
- 6.115 Achievement of this objective should assist in providing the necessary confidence to owners and occupiers of land, after development, about its condition and hence its standing in relation to relevant environmental protection regimes including Part IIA of the Environmental Protection Act 1990.
- 6.116 On a precautionary basis, the possibility of contamination should be assumed when considering planning applications in relation to all land subject to or adjacent to previous industrial use and also where uses are being considered that are particularly sensitive to contamination, for example, housing, schools, hospitals and children's play areas. Contamination should also be considered when preparing planning policy documents, including neighbourhood plans and masterplans.
- 6.117 The council has adopted an Inspection Strategy for Contaminated Land¹⁰² which specifically addresses the approach the council is taking to land covered by the Part IIA regime. The principles of risk assessment and site categorisation contained within the Inspection Strategy are also useful when considering the re-use of land through the planning process.

¹⁰² Wiltshire Council Inspection Strategy for Contaminated Land (2010):www.wiltshire.gov.uk/contaminatedland.

6.118 Core Policy 56 requires that all development which either because of its nature or location may be on or adjacent to land or water affected by historic contamination overcomes this barrier to development by demonstrating the measures that will be taken to help mitigate these impacts. The nature and extent of the mitigation measures necessary will be site specific and the council's requirements will be proportionate and reasonable. In line with the Inspection Strategy additional guidance will be prepared to assist developers in effectively addressing the issue of land contamination.

Core Policy 56

Contaminated land

Development proposals which are likely to be on or adjacent to land which may have been subject to contamination will need to demonstrate that measures can be taken to effectively mitigate the impacts of land contamination on public health, environmental quality, the built environment and amenity.

Developers will be required to demonstrate that the development site is, or will be, made suitable for the proposed final use and will need to provide one or more of the following documents.

- i. Detailed site history identifying possibly contaminative uses.*
- ii. Site characterisation: The nature and extent of any contamination and the hazards and risks posed.*
- iii. Detailed remediation scheme: Including methodology and quality assurance.*
- iv. Methodology to report unexpected contamination.*
- v. Methodology to ensure verification of remedial works.*
- vi. Details of long term monitoring and maintenance proposals (where necessary).*

The need for, type and complexity of reports will depend on the specific site.

Core Policy 57: Ensuring high quality design and place shaping

6.119 Wiltshire is a diverse county with distinctive characteristics related in a large part to its historic environment which includes heritage assets of international, national and local significance. Wiltshire has many market towns and villages set in large expanses of countryside. Steep hillsides and river valleys also create prominent long views and skylines which help to define Wiltshire's settlements. Historic centres are highly valued and form the focus of each town and village. Continued demand for housing means Wiltshire's towns have grown significantly over time.

6.120 The historic environment includes both archaeological and built heritage assets and their settings, a large number of conservation areas and historic parks and gardens as well as the Stonehenge and Avebury World Heritage Site. It creates visual richness and adds value to the built environment and wider countryside.

6.121 Policies addressing the design of new development will play an important role in maintaining Wiltshire's high quality environment.

6.122 Development needs to be carefully planned to ensure that valuable features and characteristics are protected and enhanced. The subsequent core policies set out how the Core Strategy will ensure that development contributes towards:

- Achieving high quality buildings and spaces that reinforce a sense of identity
- Well integrated development which makes a positive contribution to the character of Wiltshire's urban and rural environments by complementing valuable contextual features and buildings
- Protection and enhancement of Wiltshire's heritage assets
- Ensuring that places with national and international designations receive the highest level of protection

Ensuring high quality design and place shaping outcomes

6.123 Good design helps to provide a sense of place, creates or reinforces local distinctiveness, promotes community cohesiveness and social well being. Wiltshire has a rich built heritage and its vibrant towns and villages are set within large expanses of open countryside which is valued for its tranquillity and beauty as well as its environmental value. Enhancing the character of Wiltshire's countryside and settlements is of the utmost importance and, in order to do this development must be informed by a thorough understanding of the locality and the development site.

6.124 The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the sites characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern, and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality.

6.125 Careful consideration of topography can enhance the design of a new development in a number of ways including the creation or enhancement views into or within a site, creating attractive skylines through the use of building heights in parallel with contours, ensuring appropriate drainage arrangements, the retention of established planting and trees which can visually enhance a development, ensuring an appropriate relationship with the wider landscape, both visually and in terms of activity and the creation of wildlife corridors.

6.126 High quality design will be required for all new developments from building extensions through to major developments. Innovative designs which help raise the standard of design more generally in the area will be encouraged. This policy sets out a range of issues which all developers will need to take into account when designing each individual scheme. Proposals will need to be accompanied by appropriate information to demonstrate compliance with Core Policy 57, including a design and access statement when this is required by the Local Validation Checklist¹⁰³. All proposals will need to have regard to relevant supplementary guidance on design, this includes Village Design Statements that are up to date and approved by the local authority as providing guidance on the implementation of policy Core Policy 57 for a local area.

¹⁰³ Checklist produced by the Council, which explains what type and level information is required to support different types of planning application. See www.wiltshire.gov.uk

- 6.127 Density is interlinked with design and it is essential that innovative design solutions are encouraged to achieve higher density levels were appropriate although the density of development should rightly be a product of a robust site assessment which responds positively to Wiltshire's exceptional environmental quality.
- 6.128 In demonstrating that proposals will be sympathetic to and conserve historic buildings and historic landscapes applicants should have consideration to the requirements of Core Policy 58 (ensuring the conservation of the historic environment).

Core Policy 57

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the exiting pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced*
- ii. The retention and enhancement of existing important landscaping and natural features, (for example trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*
- iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines to effectively integrate the building into its setting*
- iv. Being sympathetic to and conserving historic buildings and historic landscapes*
- v. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41*
- vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*
- vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)*

- viii. *Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*
- ix. *Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible; in accordance with Core Policy 66 – Strategic Transport Network*
- x. *The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials*
- xi. *Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future*
- xii. *The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm*
- xiii. *In the case of major developments, ensuring they are accompanied by a detailed design statement and master plan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.*
- xiv. *Meet the requirements of Core Policy 61 – Transport and New Development*

Core Policy 58: Ensuring the conservation of the historic environment

6.129 Core Policy 58 aims to ensure that Wiltshire’s important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire’s environment and quality of life.

6.130 Heritage assets include:

- Listed Buildings
- Conservation Areas
- Scheduled Ancient Monuments
- Registered Parks and Gardens
- Registered battlefields
- World Heritage Sites¹⁰⁴
- Non-designated heritage assets such as buildings and archaeological sites of regional and local interest

New Within the context of the specific characteristics of Wiltshire, development will be required to be sensitive to all heritage assets including:

¹⁰⁴ The policy recognises that the setting of the Bath World Heritage Site may include elements within Wiltshire. Wiltshire Council will continue to work with Bath and North East Somerset Council to develop guidance on how the Outstanding Universal Value of this World Heritage Site should be sustained.

- The individual and distinctive character and appearance of Wiltshire’s historic market towns and villages
- Archaeological monuments and landscapes
- The Stonehenge and Avebury World Heritage Site
- Historic buildings and structures related to the textile industry
- Historic rural structures including threshing barns, granaries, malt houses, dovecotes and stables
- Ecclesiastical sites including churches, chapels and monuments
- The historic Great Western Railway and associated structures
- The historic waterways and associated structures including canals and river courses
- Heritage assets associated with the military
- The sensitive re-use of redundant and under-used historic buildings and areas which are consistent with their conservation especially in relation to the viable re-use of heritage assets at risk
- Opportunities to enhance Wiltshire’s historic public realm by ensuring that all development, including transport and infrastructure work, is sensitive to the historic environment.

6.131 Designation of a Conservation Area, listed building, or scheduled ancient monument does not preclude the possibility of new development and the council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations. Such alterations will only be acceptable where they are consistent with the conservation of a heritage asset’s significance. Consequently, it is expected that development will be of the highest standard in order to maintain and enhance the quality of the area or building, and be sensitive to its character and appearance. In considering applications for new development in such areas, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context.

6.132 It is anticipated that additional planning guidance will be developed to aid in the application of Core Policy 58. The anticipated Heritage Guidance will provide details on heritage issues in Wiltshire; including the endorsement of establishing a new local heritage list in line with English Heritage’s Good Practice Guidance (May 2012)¹⁰⁵

6.133 Applicants are expected to take account and adequately respond, where appropriate, to conservation area management plans and other guidance produced at a national and local level. The preparation of further conservation area management plans and other proactive strategies, such as the Salisbury Cathedral Conservation Plans produced by the diocese, will be encouraged to support policy delivery.

6.134 The Infrastructure Delivery Plan sets out the requirement for additional museum storage space for the sustainable preservation of archaeological finds and archives.

6.135 The Council will continue to keep under review Conservation Areas and where appropriate, designate new areas. Appraisals of Conservation Areas will define the boundaries and analyse the special architectural and historic interest of the area. A component of the Plan’s positive strategy for the conservation of heritage assets at risk will include the joint Wiltshire Council/English Heritage Monument Management Scheme.

¹⁰⁵ <http://www.english-heritage.org.uk/publications/good-practice-local-heritage-listing/>

6.136 The individual area strategies identify specific distinct heritage assets, conservation challenges, and where appropriate, specific opportunities. Information in the Area Strategies and Development Templates should be supported by mitigation measures and information identified in evidence documents such as: The Historic Landscape Assessment (January 2012) and Salisbury Historic Environment Assessment (April 2009). The anticipated Heritage Guidance referred to in paragraph 6.132 above will also provide further supporting information.

Core Policy 58

Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their setting, including:

- i. Nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. Buildings and structures of special architectural or historic interest*
- iv. The special character or appearance of conservation areas*
- v. Historic parks and gardens*
- vi. Important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57.

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Core Policy 59: The Stonehenge, Avebury and Associated Sites World Heritage Site and its setting

6.137 Wiltshire's World Heritage Site (WHS) is a designated heritage asset of the highest international and national significance. The United Kingdom, as a signatory to the 'Convention Concerning the Protection of the World Cultural and Natural Heritage' (UNESCO 1972), is obliged to protect, conserve, present and transmit to future generations its World Heritage Sites, which because of their exceptional qualities are considered to be of Outstanding Universal Value. This obligation should therefore be given precedence in decisions concerning development management in the WHS. World Heritage Site status offers the potential of considerable social and economic gains in areas such as sustainable tourism; however this will require careful and sensitive management in order to protect the WHS and sustain its OUV.

6.138 The Stonehenge, Avebury and Associated Sites World Heritage Site was inscribed on the UNESCO World Heritage list in 1986 for its OUV. Since that time, a Statement of

Significance (see Stonehenge Management Plan (2009)¹⁰⁶, pp. 26-27) and a Statement of OUV¹⁰⁷ for the WHS (agreed 2013) have been drawn up. The World Heritage Site requires protection and where appropriate enhancement in order to sustain its OUV. Not all aspects of the Site contribute to OUV and the UNESCO Statements of Significance and Statement of OUV as well as the World Heritage Site Plans for Stonehenge and Avebury are a critical resource in reaching decisions relating to the significance of its elements, for identification of the attributes of OUV as well as other important aspects of the WHS, and for reaching decisions on the effective protection and management of the Site.

- 6.139 In summary, the World Heritage Site is internationally important for its complexes of outstanding prehistoric monuments. The two stone circles at Stonehenge and Avebury, together with inter-related monuments, and their associated landscapes, demonstrate Neolithic and Bronze Age ceremonial and mortuary practices through 2,000 years of continuous use and monument building. The excellent survival of monuments provides evidence of the creative and technological achievements of the period. Their careful design in relation to the astronomical alignments, topography and other monuments provides further insight while their continuing prominence today underlines how this period of monument building shaped the landscape. The World Heritage Site is a landscape without parallel at a national and international level and one of Wiltshire's highest quality environments.
- 6.140 The setting of the World Heritage Site beyond its designated boundary also requires protection as inappropriate development here can have an adverse impact on the Site and its attributes of OUV. The setting is the surrounding in which the World Heritage Site is experienced. It includes a range of elements such as views and historical, landscape and cultural relationships. The setting of the World Heritage Site is not precisely defined and will vary depending on the nature and visibility of the proposal. A future setting study will provide further information and a preferred methodology for the assessment of proposed development for its potential impact on the WHS and its attributes of OUV. Light pollution and skyglow which could adversely affect the OUV of the site must be adequately addressed through the careful management of development.
- 6.141 The World Heritage Site consists of two areas of approximately 25 square kilometres centred on Stonehenge and Avebury. Each area has its own discrete landscape setting. Core Policy 59 covers both halves of the World Heritage Site which have similar requirements for protection and enhancement. Saved local plan policies (policies TR6, TR8 and TR9 of the Kennet Local Plan 2011) and Core Policy 6 (Stonehenge) reflect the specific local context, opportunities and challenges for the different halves of the World Heritage Site. Additional separate management plans set out strategies and actions needed for the successful conservation and management of the site in order to sustain its OUV, taking account of and including tourism, farming, nature conservation, research, education and the quality of life of the community. These management plans are a key material consideration in the planning process, which has a major role in their implementation. Indicators to monitor the implementation of the actions identified appear in both management plans.
- 6.142 In considering Core Policy 59 particular reference should be made to the statement of OUV for the World Heritage Site and the relevant World Heritage Site Management Plan¹⁰⁸. Applicants will be required to demonstrate that full account has

¹⁰⁶ Stonehenge Management Plan (2009) <http://english-heritage.org.uk/publications/stonehenge-management-plan-2009/>

¹⁰⁷ Statement of Outstanding Universal Value (agreed June 2013) <http://www.wiltshire.gov.uk/artsheritageandlibraries/museumhistoryheritage/worldheritagesite/stonehengeandaveburysouv.htm>

¹⁰⁸ http://www.eng-h.gov.uk/archcom/projects/summary/html98_9/2257aveb.htm

been taken of the impact of the proposals upon the World Heritage Site and its setting and that those proposals will have no adverse effect upon the Site and its attributes of OUV. Development proposals which fall within the World Heritages Site boundary, or potentially impact upon its setting, should convey this accountability principally within the design and access statement related to the proposal.

6.143 Due consideration should be given to environmental impact assessment (EIA) regulations which list World Heritage Sites as among the 'sensitive areas' where lower thresholds apply to the assessment of the need for EIA. The recent ICOMOS guidance on heritage impact assessments for Cultural World Heritage Properties (2010) offers advice on the process of historic impact assessment (HIA) for cultural World Heritage Sites which is designed to assess impact on the WHS and its attributes of OUV¹⁰⁹.

6.144 Additional planning guidance will be developed to help ensure the effective implementation of Core Policy 59¹¹⁰. Based on the management plans and additional studies required, additional guidance will assist in articulating the spatial implications of protecting and enhancing the World Heritage Site and its setting in order to sustain its OUV both within the World Heritage Site and its setting. This will include considering the use of further Article 4 Directions to address permitted development rights that may have an adverse effect on the WHS and its attributes of OUV.

Core Policy 59

The Stonehenge, Avebury and associated sites World Heritage Site

The Outstanding Universal Value (OUV) of the World Heritage Site will be sustained by:

- i. Giving precedence to the protection of the World Heritage Site and its setting*
- ii. Development not adversely affecting the World Heritage Site and its attributes of OUV. This includes the physical fabric, character, appearance, setting or views into or out of the World Heritage Site*
- iii. Seeking opportunities to support and maintain the positive management of the World Heritage Site through development that delivers improved conservation, presentation and interpretation and reduces the negative impacts of roads, traffic and visitor pressure*
- iv. Requiring developments to demonstrate that full account has been taken of their impact upon the World Heritage Site and its setting. Proposals will need to demonstrate that the development will have no individual, cumulative or consequential adverse effect upon the Site and its OUV. Consideration of opportunities for enhancing the World Heritage Site and sustaining its OUV should also be demonstrated. This will include proposals for climate change mitigation and renewable energy schemes.*

<http://www.english-heritage.org.uk/daysout/properties/stonehenge/world-heritage-sites/stonehengemanagement-plan>.

¹⁰⁹ http://www.international.icomos.org/world_heritage/HIA_20110201.Pdf.

¹¹⁰ See Statement of Outstanding Universal Value (agreed June 2013)

[.http://www.wiltshire.gov.uk/artsheritageandlibraries/museumhistoryheritage/worldheritagesite/stonehengeandaveburysouv.htm](http://www.wiltshire.gov.uk/artsheritageandlibraries/museumhistoryheritage/worldheritagesite/stonehengeandaveburysouv.htm).

Delivering strategic objective 6: to ensure that essential infrastructure is in place to support our communities

6.145 This strategy places emphasis on ensuring that essential infrastructure is delivered as required by Core Policy 3 in Chapter 4 above. This policy is further supported by the Infrastructure Delivery Plan which will be published to accompany the Wiltshire Core Strategy.

Core Policy 60: Sustainable transport

Promoting sustainable forms of transport

6.146 Transport features either directly or indirectly in a number of the challenges and objectives of the Core Strategy. To help resolve these challenges and achieve the objectives, a sustainable transport system needs to be developed for Wiltshire. As both the local planning authority and local transport authority, the council will use its planning and transport powers to develop, maintain and improve a sustainable transport system for Wiltshire. The way in which this will be achieved is set out in the remaining policies in this chapter in association with other relevant plans including the community plan, local development framework and local transport plan.

Core Policy 60

Sustainable Transport

The council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire.

This will be achieved by:

- *Planning developments in accessible locations*
- *Promoting sustainable transport alternatives to the use of the private car*
- *Maintaining and selectively improving the local transport network in accordance with its functional importance and in partnership with other transport planning bodies, service providers and the business community*
- *Promoting appropriate demand management measures*
- *Influencing the routing of freight within and through the county*
- *Assessing and where necessary mitigating the impact of developments on transport users, local communities and the environment.*

Core Policy 61: Transport and New Development

Transport and New Development

- 6.147 New development can potentially have both a positive and negative impact on transport. It is for this reason that the transport impacts of new developments need to be assessed in accordance with national guidance¹¹¹.
- 6.148 Planning developments in locations that are or can be made accessible means that communities can access their needs (e.g. shops, schools and employment) easily and without always needing a car. Providing good accessibility can also change people's travel behaviour towards more sustainable transport alternatives such as walking, cycling and public transport.
- 6.149 In the past, however, some new developments have not always catered (e.g. by having layouts which are bus friendly) or provided (e.g. by having convenient cycle storage) for the needs of sustainable transport users or operators. This is no longer acceptable. Therefore, as part of a required transport assessment, it must be demonstrated that the needs of all transport users (where relevant) have been considered in accordance with the identified hierarchy.
- 6.150 A key consideration is to ensure that development proposals achieve a suitable connection to the highway that is safe for all road users.
- 6.151 In these times of 'just in time' deliveries, the failure to provide adequate loading/unloading facilities in developments can lead to congestion, safety, community and environmental impacts as Heavy Goods Vehicles (HGVs) seek to park on the highway or elsewhere while waiting for allocated delivery time slots.

Core Policy 61

Transport and New Development

New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

As part of a required transport assessment, the following must be demonstrated:

- i. That consideration has been given to the needs of all transport users (where relevant) according to the following hierarchy.*
 - a. Visually impaired and other disabled people*
 - b. Pedestrians*
 - c. Cyclists.*
 - d. Public transport.*
 - e. Goods vehicles.*

¹¹¹ Guidance on Transport Assessments, March 2007, DCLG/DfT.

- f. *Powered two-wheelers.*
 - g. *Private cars.*
- ii. *That the proposal is capable of being served by safe access to the highway network*
 - iii. *That fit for purpose and safe loading/unloading facilities can be provided where these are required as part of the normal functioning of the development.*

Where appropriate, contributions will be sought towards sustainable transport improvements and travel plans will be required to encourage the use of sustainable transport alternatives and more sustainable freight movements.

Core Policy 62: Development impacts on the transport network

Development impacts on the transport network

- 6.152 All new development is required to assess the transport issues related to that development. Where a development will have significant transport implications, the council will require a transport assessment to be prepared and submitted alongside a planning application in accordance with national guidance.
- 6.153 Developers will be required to make a contribution towards sustainable transport improvements as part of their development proposal. The required transport assessment will help determine what is needed in each case.
- 6.154 Developers will also be required to submit a travel plan with planning applications which are likely to have significant transport implications. The travel plan should aim to promote more sustainable forms of transport including, where relevant, more sustainable freight delivery and routing arrangements. The detailed requirements for travel plans will be set out in an additional planning guidance.
- 6.155 Outside of built-up areas, proposals that involve a new direct access onto the national primary route network will not be permitted in order to assist with traffic flow and reduce risk. Exceptions will only be made where the type of development is such that it requires a primary route location, such as a roadside service facility. For the avoidance of doubt (and to accord with the Department for Transport definitions) 'built up roads' relate to roads with speed limits (ignoring temporary limits) of 40mph or less, and 'over-riding need' would be typified by the provision of service areas, facilities for the travelling public, maintenance compounds and exceptionally, other major transport interchanges.

Core Policy 62

Development Impacts on the Transport Network

Developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.

Proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.

Core Policy 63: Transport strategies

Transport Strategies

6.156 Core Policy 1 focuses development growth primarily in the principle settlements of Chippenham, Trowbridge and Salisbury. To support their enhanced strategic employment and service roles, and better self containment, packages of integrated transport measures will be developed and implemented.

6.157 The Wiltshire Community Plan sets out that the council and its partners need to:

“Provide a safer and more integrated transport system that achieves a major shift to sustainable transport, including walking, cycling, and the use of bus and rail networks, especially in the larger settlements of Trowbridge, Chippenham and Salisbury, and along the main commuting corridors”.

6.158 Given this challenging objective, as part of each transport strategy, the council will need to consider a range of measures based on a ‘ladder of interventions’ that seek to ‘nudge’ people and businesses to make more sustainable transport choices.

New The emerging strategies will have full regard for potential impacts upon the Natura 2000 network when assessing potential transport options. Transport options that are likely to have an unavoidable adverse effect on a Natura 2000 site will not be taken forward.

Core Policy 63

Transport Strategies

Packages of integrated transport measures will be identified in Chippenham, Trowbridge and Salisbury to help facilitate sustainable development growth. The packages will seek to achieve a major shift to sustainable transport by helping to reduce reliance on the private car and by improving sustainable transport alternatives.

Each of the packages will consider the implementation of the following.

- i. New and improved networks of routes for pedestrians and cyclists.*
- ii. Enhanced public transport services and facilities.*
- iii. Traffic management measures.*
- iv. Demand management measures.*
- v. Selective road improvements.*
- vi. Interchange enhancements that are safe and accessible by all.*
- vii. Smarter choices measures.*

These will be supported and implemented through developer contributions, LTP funding and joint working with partners and others.

Transport strategies may also be developed for other urban and rural areas in the Plan area.

The emerging strategies will have full regard for potential impacts upon the Natura 2000 network when assessing potential transport options. Transport options that are likely to have an unavoidable adverse effect on a Natura 2000 site will not be taken forward.

Core Policy 64: Demand management

Demand Management

6.159 Demand management forms an important and essential part of an integrated approach to helping reduce reliance on the private car and encouraging the use of more sustainable alternatives.

6.160 A parking study, commissioned by the council in January 2010, included a comprehensive review of parking standards, charges and policy within both the plan area and neighbouring areas. The resulting LTP3 Car Parking Strategy was adopted by the council in February 2011 and includes the following policies.

- PS1 – Overall management.
- PS2 – Managing the council's parking stock.
- PS3 – Parking charges.
- PS4 – Private non-residential parking standards.
- PS5 – Managing publicly available private non-residential parking.
- PS6 – Residential parking standards.
- PS7 – Parking enforcement.
- PS8 – Residents' parking zones.
- PS9 – Visitor attraction parking.
- PS10 – Park and ride.
- PS11 – Parking at railway stations.
- PS12 – Improving access and use.
- PS13 - Workplace parking levy.
- PS14 – Residents' overspill parking.

6.161 Along with parking, traffic management measures are a key component of any integrated approach to transport planning. They can enhance the management and efficiency of the highway network and encourage the use of sustainable transport modes through a variety of measures such as the reallocation of road space, speed controls, pedestrian crossing facilities and intelligent transport systems. The implementation of any traffic management scheme will only be made after its effect on the surrounding highway network has been considered.

6.162 Charging measures, such as road user charging and the workplace levy, may become important tools in reducing traffic growth and encouraging the use of sustainable transport modes over the Plan period. However, given the predominantly rural nature of Wiltshire, it is unlikely that these types of measures would have a significant impact on traffic levels outside of the principal settlement areas.

Core Policy 64

Demand Management

Demand management measures will be promoted where appropriate to reduce reliance on the car and to encourage the use of sustainable transport alternatives. These measures include:

- i. *Car parking management - efficiently and effectively managing the car parking stock through the implementation of appropriate supply, maintenance, charging and enforcement measures. These measures include:*
 - a. *public car parking charges – parking charges will be set taking account of a number of factors including the service role and strength of the local economy, the utilisation of existing parking spaces, the availability of sustainable transport modes and parking charges in neighbouring areas*
 - b. *Private non-residential parking standards – the provision of parking associated with new private non-residential development will be limited to maximum parking standards (except for disabled parking spaces). These maximum standards will be reduced to reflect local circumstances and the relative accessibility by sustainable transport modes in accordance with an accessibility framework*
 - c. *Managing publicly available private non-residential parking – there will be a presumption that any planning application which includes provision for publicly available private non-residential parking will be required to provide an accompanying car park management plan and, subject to a case-by-case analysis, to implement parking restrictions and charges consistent with those of council run car parks in the local area*
 - d. *Residential parking standards – the provision of car parking associated with well designed new residential development will be based on minimum parking standards. In determining the appropriate mix of parking types, the presumption will be that unallocated communal parking will be included in the majority of new residential development. Reduced residential parking requirements will be considered where there are significant urban design or heritage issues, where parking demand is likely to be low or where any parking overspill can be controlled.*
- ii. *Traffic management measures - traffic management measures will be developed to promote sustainable transport alternatives, reduce reliance on the car, lower the risk of accidents and improve the environment*
- iii. *Charging measures – opportunities for charging measures, such as road user charging and the workplace levy, will be kept under review.*
- iv. *Smarter choices measures – appropriate smarter choices measures (e.g. travel plans, personalised travel planning, car sharing and information and marketing campaigns) will be developed to influence people’s travel behaviour towards more sustainable travel options.*

Core Policy 65: Movement of goods

Movement of Goods

6.163 The way in which an efficient and flexible freight distribution system supports economic vibrancy and growth cannot be at the expense of local communities or the environment. The council recognises this and takes seriously the need to achieve a more sustainable distribution of freight that balances the needs of the economy, local communities and the environment. As part of this approach, realistic proposals (i.e. proposals where the need for intervention has been established and which are feasible, affordable, financially sound and publically acceptable) for

intermodal and other freight terminals will be supported and protected from inappropriate development. Further details of the Council's approach to freight management are contained in the Wiltshire Local Transport Plan 2011 – 2026 Freight Strategy.

Core Policy 65

Movement of Goods

The council and its partners will seek to achieve a sustainable freight distribution system which makes the most efficient use of road, rail and water networks. In particular:

- i. Developments which generate large volumes of freight traffic or involve the movement of bulk materials should make use of rail or water transport for freight movements wherever practical*
- ii. The provision of intermodal and other rail freight terminals in suitable areas will be supported and land required for realistically deliverable proposals will be protected from inappropriate development*
- iii. Overnight lorry parking should be provided in the vicinity of the advisory freight network, either where demand can be demonstrated or to alleviate nuisance caused in local communities*
- iv. Where carriage of freight by rail and water is not realistic, encouragement will be given for Heavy Goods Vehicles (HGVs) traffic to use those roads where a minimum of community and environmental impacts will occur, principally the advisory freight network. Where problems caused by HGVs making unnecessary and undesirable use of routes are identified (other than on advisory freight routes), freight management processes will be employed.*

Core Policy 66: Strategic transport network

Strategic Transport Network

- 6.164 The function of the strategic transport network is primarily to cater for the efficient movement of inter-urban and long-distance trips. In doing so, the strategic transport network can support the vision and objectives of the Core Strategy.
- 6.165 The A350 corridor links five major towns in the west of the Plan Area including the principal settlements of Chippenham and Trowbridge. The corridor is made up of the A350 national primary route between the A303 and M4, and the rail line between Warminster and Chippenham.
- 6.166 A number of sections of the A350 primary route carry the highest volume of traffic and HGV movements on the county's non-trunk road primary routes. Because of its strategic importance, and the locally significant traffic growth that has occurred in the last ten years, the route will be selectively improved to maintain and enhance journey time reliability. The proposed improvements to the A350 primary route, including those at Yarnbrook/West Ashton where journey times are unreliable, will provide

significant relief and environmental benefits, particularly for local residents, and the improved standard of provision of this road will aid the employment growth at Chippenham, Melksham, Trowbridge, Westbury and Warminster.

6.167 Road improvements on non-trunk road national primary routes will be restricted to single carriageway enhancements to achieve positive road safety and environmental benefits, unless there is a need to provide continuity with existing standards and this can be achieved without unacceptable impacts on the natural environment.

6.168 Work will be undertaken, in conjunction with the Department for Transport, train operating companies and other agencies, to support the opening and improvement of local rail stations and the provision of additional rail services where these facilitate short distance passenger journeys such as those wholly within Wiltshire or to destinations in adjacent areas. Where appropriate, the council will consider financially supporting such initiatives. Subject to the provision of suitable stopping train services, priority will be given to new stations at Corsham and Royal Wootton Bassett an improved station at Melksham, and an additional platform at Westbury station. Developments that would prevent realistic rail proposals such as these would be refused planning permission.

New Improvements to the A350 at Yarnbrook / West Ashton will be informed by detailed bat survey information on Annex II species. The design and layout of any such improvements will incorporate sufficient mitigation measures to ensure that important commuting routes for Annex II species are protected.

New The strategic transport network is made up of the following:

- The national primary route network (including the strategic road network)
 - Strategic Road Network – M4, A303, A36, A419
 - Primary Route Network – A4 (west of Chippenham), A30 (St Thomas's Bridge to Salisbury), A338 (south of Burbage), A346 (M4 junction to Burbage) A350, A354, A361 (west of Semington), A429.
- The strategic advisory freight route network – M4, A303 A350, A36, A419, A34 (east of Wiltshire)
- The strategic bus network: services linking the towns and larger villages with each other and with higher order centres, or providing them with access to the rail network if they do not have a rail station.
- The rail network:
 - Berks & Hants Line (London – South West England via Westbury)
 - Greater Western Main Line (London – Bristol / South Wales)
 - Heart of Wessex Line (Bristol to Weymouth)
 - Waterloo to Exeter Line
 - Wessex Main Line (Cardiff to Portsmouth)
 - Westbury – Swindon line (via Melksham)

Core Policy 66

Strategic Transport Network

Work will be undertaken in conjunction with the Highways Agency, Network Rail, transport operators, neighbouring authorities and other agencies, that will seek to develop and improve the strategic transport network to support the objectives and policies in the Core Strategy and Local Transport Plan.

The strategic transport network is shown on the key diagram and includes:

- 1) The national primary route network (including the strategic road network)*
- 2) The strategic advisory freight route network*
- 3) The rail network*
- 4) The strategic bus network¹¹².*

In particular, the strategic transport network along the A350 corridor will be maintained, managed and selectively improved to support development growth at Chippenham, Melksham, Trowbridge, Westbury and Warminster.

The following improvements to enhance the strategic network will be progressed.

- i. The A350 national primary route at Yarnbrook/West Ashton will be improved. The improvement works necessary will be identified through further study work, including detailed bat survey information on Annex II species. The design and layout of any such improvements will incorporate sufficient mitigation measures to ensure that important commuting routes for Annex II species are protected.*
- ii. The development and/or improvement of the following railway stations will be promoted and encouraged.*
 - a. Corsham railway station.*
 - b. Melksham railway station.*
 - c. Royal Wootton Bassett railway station.*
 - d. Westbury railway station*

The land required for these and other realistic proposals on the strategic transport network which support the objectives and policies in the Core Strategy will be protected from inappropriate development. Other potential rail improvements will be considered in association with relevant partners. Any proposals which are likely to have an unavoidable adverse effect on a Natura 2000 site will not be taken forward

¹¹² The bus network is not shown on the key diagram.

Core Policy 67: Flood risk

Flood Risk

- 6.169 The Strategic Housing Land Availability Assessment (SHLAA) demonstrates that there is sufficient land available in Flood Zone 1, the zone of least risk, to meet the proposed housing requirement of 42,000 new homes for the area. The strategy therefore favours housing development in Flood Zone 1 over areas of higher risk as identified by the Strategic Flood Risk Assessment (SFRA).
- 6.170 Proposals put forward in areas of higher risk (Flood Zones 2 and 3) will need to be supported by clear evidence that no lower risk alternative sites are available. The findings of the SHLAA will carry considerable weight when testing the suitability of proposals put forward in higher risk areas.
- 6.171 The Core Strategy supports a sustainable approach to surface water drainage, and development will be expected to incorporate Sustainable Drainage Systems (SuDS) such as rainwater harvesting, green roofs, permeable paving, and ponds, wetlands and swales, wherever possible. The provision of green infrastructure, including woodland, should also be considered as a measure to reduce surface water run-off. Prospective developers will be expected to follow the 'surface water management train' approach recommended by the Environment Agency (see Sustainable Drainage Systems: an introduction, published by the Environment Agency). This involves a three-step process, considering first reducing the quantity of run-off, then slowing velocity of run-off to allow settlement filtering and infiltration, and finally providing passive treatment to collected surface water before discharge into groundwater or to a watercourse. It is considered that all developments will be able to incorporate measures to reduce the quantity of run-off, but site specific geological or soil conditions may mean that measures to reduce run-off velocity and provide passive treatment would not be appropriate. Where this is the case, proposals will be expected to demonstrate why the use of such measures is not appropriate on the site in question.
- 6.172 In addition to the requirement for development to provide SuDS, any opportunities to reinstate or create additional natural, functional floodplain through the development process will be encouraged.

Core Policy 67

Flood Risk

Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the Sequential Test in line with the requirements of national policy and established best practice.

All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Core Policy 68: Water resources

Water Resources

- 6.173 The appropriate management of water resources is vital to ensuring that water quantity and quality of water resources are maintained and improved throughout Wiltshire. Three River Basin Management Plans have been prepared to meet the requirements of the Water Framework Directive for Wiltshire and surrounding areas, namely the Severn, South West and Thames River Basin Management Plans. In addition, a number of Catchment Management Plans are currently in preparation and will provide relevant targets and actions at a local level.
- 6.174 Catchment Abstraction Management Strategies indicate that many of Wiltshire's rivers are over abstracted or over licensed (particularly the Hampshire Avon and Upper Kennet), putting stresses on the natural environment of these rivers that are likely to be exacerbated in the future due to climate change. It is therefore important that new development uses water efficiently to limit these environmental stresses. The Code for Sustainable Homes provides water efficiency standards for new homes that are already widely applied, and Core Policy 41 (presented earlier in the document) sets levels of the code to be met by new homes, while Core Policy 68 requires that water efficiency measures are also incorporated within non-residential development. In addition to these requirements, the council will maintain dialogue with infrastructure providers and neighbouring planning authorities to ensure an overall improvement to critical water resources, and to ensure that development proposals can be serviced without increasing the pressure on existing natural systems or prejudicing the delivery of Water Framework Directive targets. The Infrastructure Delivery Plan will highlight and address issues relating to water provision.
- 6.175 Several settlements within Wiltshire and our surrounding counties rely on our significant groundwater resources for an adequate supply of fresh, clean drinking water. The EA has identified and mapped a number of these resources according to their significance and vulnerability to pollutants, with categories including Source Protection Zones (1-3), Safeguard Zones and Water Protection Zones. The EA advocates a risk based approach to protection of these groundwater resources, as set out in the document 'Groundwater Protection: Policy and Practice', and planning should aim to reinforce the application of this approach. Most potential impacts upon groundwater resources can be avoided or mitigated through appropriate land management practices and buffer strips.

Core Policy 68

Water Resources

Development must not prejudice the delivery of the actions and targets of the relevant River Basin or Catchment Management Plan, and should contribute towards their delivery where possible.

Non-residential development will be required to incorporate water efficiency measures. Developers will be expected to submit details of how water efficiency has been taken into account during the design of proposals.

Development proposals within a Source Protection Zone, Safeguard Zone or Water Protection Zone must assess any risk to groundwater resources, and groundwater quality and demonstrate that these would be protected throughout the construction and operational phases of development.

Core Policy 69: Protection of the River Avon SAC

Protection of the River Avon SAC

- 6.176** The Hampshire Avon is an internationally important chalk river which has been designated as a Special Area of Conservation (SAC) for its sensitive habitats and populations of fish and molluscs. The catchment covers over half the county and the river and its tributaries flow through many of Wiltshire's towns and villages. Development within the catchment has the potential to have a detrimental effect upon its qualifying features through direct damage, sedimentation, pollution, disturbance, or changes to its hydrological regime. Most of these impacts can be avoided or mitigated through the use of buffer zones, access management, habitat management and construction method statements, and Wiltshire Council has developed a standard procedure for dealing with most of these issues in association with the River Avon Planning Forum.
- 6.177** Currently, phosphate concentrations exceed the appropriate targets required in the Conservation Objectives for the River Avon SAC over a number of reaches, and the HRA of the core strategy (and that of the RSS) has highlighted the potential for likely significant effects upon the River Avon SAC through elevated phosphate levels from additional sewage discharges in the catchment. Whilst significant improvements have recently been made to a number of Sewage Treatment Works (STWs), in parts of the catchment sewage discharges remain a significant source of phosphorus to the River Avon and these improvements will not be sufficient on their own to achieve full compliance with SAC water quality targets for all STWs.
- 6.178** To ensure compliance with the requirements of the Habitats Regulations and Water Framework Directive, new development around the River Avon SAC catchment must not (alone or in combination) result in non compliance with SAC water quality targets or compound existing problems of target exceedance in those parts of the catchment already failing SAC standards. Furthermore, new development must not prejudice achievement of conservation objectives for the SAC over the long term. Compliance with the appropriate targets will generally be attained through the Environmental Permitting regime, however where this is not possible, compliance may be achieved through the implementation of a long term Nutrient Management Plan (NMP). To this end, a NMP is being developed to provide an agreed strategy for reducing key pollution sources across the Avon.
- 6.179** Developer led measures or financial contributions to help implement the NMP could be secured through Section 106 or CIL contributions for implementing the relevant NMP, or through on or near site measures to be agreed by the LPA (in consultation with the EA and local utility providers as necessary). The NMP will be used to calculate reasonable and proportionate developer contributions and will clearly set out how these will be spent to deliver the required level of long-term P reduction across the catchment. An important principle is that developers are only required to offset the P arising from proposed new development and contributions would not be used to reduce historic pollution. Where development would discharge to an existing

environmental permit which the EA has confirmed as being Habitats Regulations compliant without the need for phosphate offsetting, no contribution or mitigation measures would be necessary.

Core Policy 69

Protection of the River Avon SAC

In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures. All development within 20m of the river banks should submit a Construction Management Plan to the Local Planning Authority to ensure measures proposed during construction are satisfactory.

Where additional sewage discharges to a STW cannot be accommodated without measures to offset phosphate loading, development will be required to undertake proportionate measures (which may include contributions towards those measures identified in the Nutrient Management Plan) to demonstrate that the proposals would have no adverse effects upon the SAC.

7 Monitoring and review

7.1 The Core Strategy is designed to be flexible and contain appropriate levels of contingency, so that it can effectively respond to events if necessary. However, it will be essential to monitor the effectiveness of the strategy, so that action can be taken to address any issues which may arise. A key example of this is that the strategy enables local communities to decide where development may be most appropriate through the preparation of community-led planning documents such as neighbourhood plans. However, if neighbourhood plans do not come forward then it may be necessary to identify further sites through a Site Allocations Development Plan Document, in order to ensure that sufficient jobs and homes are delivered to meet Wiltshire's needs.

Wiltshire Monitoring Framework

7.2 The Wiltshire Monitoring Framework has been published alongside the Core Strategy, and will be used to check on the effectiveness of the Core Policies and whether they are delivering sustainable development. The Monitoring Framework will be used to ask whether the policy is working, whether it is delivering the underlying objectives of the policy, and what the significant effects of this are. It sets out objectives and targets for each policy, and identifies the indicators which will be used to assess progress against these. The Wiltshire Monitoring Framework will ensure that the Core Strategy is steered by a continuous process of 'plan, monitor, manage'.

Annual Monitoring Report

7.3 An annual report will be prepared to analyse the impacts of the Core Policies, and assess progress against the targets identified in the Wiltshire Monitoring Framework. This Annual Monitoring Report (AMR) will include monitoring of the Core Policies and also information relating to the Infrastructure Delivery Plan (IDP) and the Sustainability Appraisal (SA). Actions required to address policy performance against the Strategic Objectives will then be considered.

7.4 The AMR will include the following:

- Assessment of efficacy of policy using output, significant effect and contextual indicators
- Consideration of significant and unforeseen effects, using indicators defined in the SA Report, providing a picture of how the sustainability criteria of the area are evolving
- Consideration of infrastructure delivery, including analysis of Community Infrastructure Levy (CIL) and Section 106 receipts
- Recommendations for policy review and mitigation of significant effects if required in response to the policy, SA and IDP analyses.

8 Glossary and common acronyms

Glossary

Adjacent to Settlements	A location which forms part of the contiguous urban edge of the settlement and is not always restricted to land adjacent to the 'limits of development' identified on the proposals map referred to in Core Policy 2.
Amenity Greenspace	Including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens.
Ancient Woodland (AW)	Land that has had continuous woodland cover since 1600AD as designated by Natural England.
Annual Monitoring Report (AMR)	A report to assess the implementation of the Local Development Scheme and the extent to which policies in local development documents are being achieved, as required by the Planning and Compulsory Purchase Act Order 2004.
Area Action Plan (AAP)	A Development Plan Document covering a specific area focusing on the implementation of policies for key areas of opportunity, change or conservation.
Area of Outstanding Natural Beauty (AONB)	Area of countryside designated for its nationally important landscapes under the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000 by Natural England and Approved by the Secretary of State.
Building for Life assessments (BFL)	Measures the design quality of new housing developments.
Community Infrastructure Levy (CiL)	A proposed levy, which can be charged by local authorities, on most types of new development in their area. CiL charges will be based on simple formulae which relate to the size and character of the development.
Community Services	Local services and facilities are those that benefit the community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
Community Strategy	A strategy prepared by a local authority to improve local quality of life and aspirations, under the Local Government Act 2000.

Contextual Indicator	Describes the wider social, environmental and economic background in which the Local Development Framework operates
Core Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Department for Communities and Local Government (DCLG)	The government department responsible for planning policy.
Development Plan	Consists of the Regional Spatial Strategy and Development Plan Documents.
Development Plan Document (DPD)	Outlines the key development goals of the Local Development Framework.
Environment Agency	The Environment agency in England is responsible for regulating major industry and waste, treatment of contaminated land, water quality and resources, fisheries, inland river, estuary and harbour navigations and conservation and ecology. The Environment Agency is also responsible for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea.
Evidence Base	Information in support of local development documents.
Examination in Public (EiP)	An independent examination of draft plans
Green Infrastructure	Green infrastructure is a descriptive term used to characterise spaces such as parks and gardens (urban and country parks, formal gardens); amenity green space (informal and recreation and sports spaces, domestic gardens, village greens, green roofs); urban green spaces (urban commons, waste land and disturbed ground); woodland, downland and meadows, wetlands, open and running water, quarries; green corridors, cycling routes, pedestrian paths, and rights of way; allotments, cemeteries, and churchyards. It provides socio-economic and cultural benefits which underpin individual and community health and wellbeing. These include: conserving and enhancing the natural environment: providing wildlife corridors; reducing noise and air pollution; and helping communities adapt to changing climate through water and carbon management. In urban areas, functions include providing routes (e.g. footpaths and cycleways) which link areas of open space within settlements; providing sustainable drainage, flood

	storage and urban cooling; and providing a wide range of opportunities for engagement and active citizenship, relaxation and quiet contemplation, sport, recreation and children's play.
Greenspace	Includes both Amenity and Natural Greenspace
Gypsy and Traveller Accommodation Assessment (GTAA)	An assessment of the accommodation needs of gypsies and travellers.
Incubator / Start Up Workspaces	Business incubators aim to nurture new and developing businesses with growth potential through their formative stages. They provide a full range of supportive services including. Start-up business space with on-site business support, networking space and meeting rooms. Start-up companies or individual entrepreneurs have to apply for admission, and may have to meet a range of requirements specified by the provider.
Indices of Multiple Deprivation (IMD)	An indicative measure of deprivation for small areas across England.
Lifetime Homes Standard	The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. The design features aim to support the changing needs of individuals and families at different stages of life.
Local Development Document (LDD)	The documents that set out planning policies for specific topics or areas, which make up the Local Development Framework.
Local Development Framework (LDF)	A portfolio of local development documents including all those policies forming the framework for future development.
Local Development Scheme (LDS)	A timetable for the preparation of local development documents.
Local Indicator	A locally defined indicator that monitors the consequences of local planning policies.
Local Nature Reserve (LNR)	Places with wildlife or geological features that are of special interest locally as declared by the Local Authority.
Local Plan	The statutory plan that preceded the Local Development Framework. Some policies of the former District Local Plans have been saved to sit alongside the policies contained in the Wiltshire Core Strategy.
Local Strategic Partnership (LSP)	A non-statutory, multi-agency body which matches

	local authority boundaries and aims to bring together different parts of the public, private, community and voluntary sectors at a local level.
Localism Act	The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act. This Act seeks to shift power from central government back into the hands of individuals, communities and councils.
National Park	An area of land protected from most development and pollution.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) was published in March 2012, and sets out the Government's planning policies for England. The NPPF replaced most of the former PPSs and PPGs, and is a key document in the plan making process as well as being a material consideration in the making of planning decisions.
Natural England	A non-departmental public body responsible for ensuring that England's natural environment is protected and improved.
Natural Greenspace	Including woodlands, urban forestry, scrub, grasslands (eg downlands, commons and meadows), wetlands, open and running water, wastelands and derelict open land and rock areas (eg cliffs, quarries and pits).
Neighbourhood planning	The Localism Act, which received Royal Assent on 15 November 2011, introduced new rights and powers to allow local communities to shape new development by coming together to prepare neighbourhood plans.
Office for National Statistics (ONS)	The executive office of the UK Statistics Authority charged with the collection and publication of statistics.
Open Space	All open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.
Planning Inspectorate (PINS)	The government agency responsible for scheduling independent examinations
Planning Policy Guidance (PPG)	The precedents of Planning Policy Statements

Planning Policy Statement (PPS)	A series of documents which previously set out the government's national land use planning policies, and now have now been superseded by the NPPF.
Policies Map	A local development document which illustrates on a base map all the policies and proposals contained in the development plan documents.
Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation ground and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape on the process of time.
Public Open Space	As for Open Space, where the land is publicly accessible.
Redundant Buildings (for CP48)	Rural buildings that are unused because they are no longer needed or suitable for the use they were originally intended or were last used for and not viable for alternative commercial use.
Regional Spatial Strategy (RSS)	A regional level planning framework for the regions of England, outside London where spatial planning is the responsibility of the Mayor. They were introduced in 2004. Their revocation was announced by the Conservative/Liberal Democrat coalition government on 6 July 2010.
Regionally Important Geological or Geomorphological Site (RIGS)	Important sites for geology and geomorphology outside of statutorily protected land as identified by the local authority.
Renewable energy	Renewable energy covers those energy flows that occur naturally and repeatedly in the environment, from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass.

Saved Plan	Those policies within the adopted Local Plan and Structure Plan that have been saved beyond the expiry date by the Secretary of State.
Scheduled Ancient Monument (SAM)	Those monuments that are given legal protection by being scheduled by English Heritage.
Significance (for CP58)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Significant Effects Indicator	Indicators identified within the Sustainability Appraisal or Strategic Environmental Assessment, to monitor sustainability effects of local policy implementation.
Site of Special Scientific Interest (SSSI)	The basic building blocks of site based nature conservation legislation including the very best wildlife and geological sites, as designated by Natural England.
Special Area of Conservation (SAC)	Areas which have been given special protection under the European Union's Habitat Directive, as identified by Natural England.
Special Landscape Area (SLA)	A non-statutory landscape designation as defined by the local authority.
Special Protection Area (SPA)	Strictly protected sites classified for wild and vulnerable birds.
Statement of Community Involvement (SCI)	A document setting out how the authority will consult and involve the public at every stage in the production of the Local Development Framework.
Strategic Environmental Assessment (SEA)	An assessment of certain plans and policies on the environment.
Strategic Housing Land Availability Assessment (SHLAA)	A survey of the sources of potential housing supply, and assessment of delivery criteria to provide an assessment of potential deliverable

	supply.
Strategic Housing Market Assessment (SHMA)	A survey to find out housing need and demand.
Supplementary Planning Document (SPD)	A local development document which provides additional advice and information relating to a specific policy or proposal in a Development Plan Document.
Sustainability Appraisal (SA)	An appraisal of the impacts of policies and proposals on economic, social and environmental issues.
Sustainable Construction	Building practices that reduce construction, demolition and excavation waste to landfill, carbon emissions from construction processes and transport, ensure products used are responsibly sourced, reduce water usage, and minimise impacts upon the natural environment.
Sustainable Location	Location or site for housing that is close to employment, schools, shops, parks, civic buildings, and other services and amenities, is accessible by existing roads and close to existing public transport services, can be linked easily to existing infrastructure for roads, water, waste, and utilities, has low flood risk, and avoids sensitive features of the natural environment.
Sustainable Transport	A transport system that supports economic growth, but one that is also greener and safer and improves quality of life in local communities.
Sustainable Urban Drainage Systems (SUDS)	Systems controlling the flow of surface water runoff to reduce flood risk, while also protecting / enhancing water quality, creating new wildlife habitats, and facilitating natural recharge of groundwater where possible. Natural drainage patterns are created by storing runoff and releasing it slowly (attenuation), allowing water to soak into the ground (infiltration), slowly transporting (conveying) water on the surface, filtering out pollutants, and allowing sediments to settle out by controlling the flow of water
Sustainable urban extension	Extensions to existing settlements that include a broad balance of housing type; employment opportunities; appropriate levels of retail provision; access to community services; a sustainable transport network; and provision of public green space.
Town Centres	Town centres are defined on the policies map as

	<p>follows:</p> <p>Secondary frontage areas: Chippenham, Calne, Corsham, Malmesbury, Royal Wootton Bassett, Cricklade (saved policy R2)</p> <p>Town Centre Commercial Areas: Trowbridge, Bradford-on-Avon, Melksham, Warminster, Westbury (saved policy SP1)</p> <p>Town and Service Centres: Devizes, Marlborough, Pewsey, Market Lavington, Tidworth and Ludgershall (saved policy ED24)</p> <p>City Centre boundary: Salisbury</p> <p>Secondary shopping area: Amesbury (saved policy S2)</p>
Wiltshire and Swindon Structure Plan 2016	The former adopted development plan for Wiltshire and Swindon, is now superseded.
Wiltshire Council	Unitary authority for Wiltshire as of 1 April 2009
World Heritage Site (WHS)	A cultural, natural or historical site of outstanding universal value designated by the UNESCO World Heritage Site Committee

Acronyms

Table 8.1

AA	Appropriate Assessment
AAP	Area Action Plan
AGS	Amenity Green Space
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
CP	Core Policy
CPA	Children's Play Area
CPO	Compulsory Purchase Order
CROW	Countryside and Rights of Way Act
CLG	Communities and Local Government (Department for)
CWS	County Wildlife Site
DC	Development Control
DEFRA	Department for the Environment, Food and Rural Affairs
DPD	Development Plan Document
DSTL	Defence and Science Technical Laboratory
EA	Environmental Assessment or Environment Agency
EIA	Environmental Impact Assessment
EIP	Examination in Public
EU	European Union
FE	Form Entry
GDO	General Development Order
GI	Green Infrastructure
HMA	Housing Market Area
HPA	Health Protection Agency
HRA	Habitats Regulations Assessment
IDP	Integrated Delivery Plan
IMD	Indices of Multiple Deprivation
LCA	Landscape Character Area
LDF	Local Development Framework
LDD	Local Development Document
LDO	Local Development Order
LDS	Local Development Scheme
LEP	Local Economic Partnership
LNR	Local Nature Reserve
LP	Local Plan
LPA	Local Planning Authority
LSP	Local Strategic Partnership
LTP	Local Transport Plan
MCI	Military Civilian Integration Programme
MoD	Ministry of Defence
MUGA	Multi Use Games Area

MWDF	Minerals and Waste Development Framework
N2K	Natura 2000
NHS	National Health Service
NFNPA	New Forest National Park Authority
NPA	National Park Authority
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PCT	Primary Care Trust
PD	Permitted Development
PDSP	Porton Down Science Park
PINS	Planning Inspectorate
POS	Public Open Space
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
PROW	Public Right of Way
RIGS	Regionally Important Geological Site
RSL	Registered Social Landlord
RSPB	Royal Society for the Protection of Birds
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SLA	Special Landscape Area
SOA	Super Output Area
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SSA	Site Specific Allocation
SSSI	Site of Special Scientific Interest
SW	South West
TA	Transport Assessment
TPO	Tree Preservation Order
TTWA	Travel to Work Area
WHS	World Heritage Site

Appendix A: Development templates for strategic allocations

The requirements in these development templates are sought to serve the proposed development and mitigate any associated impact of the development.

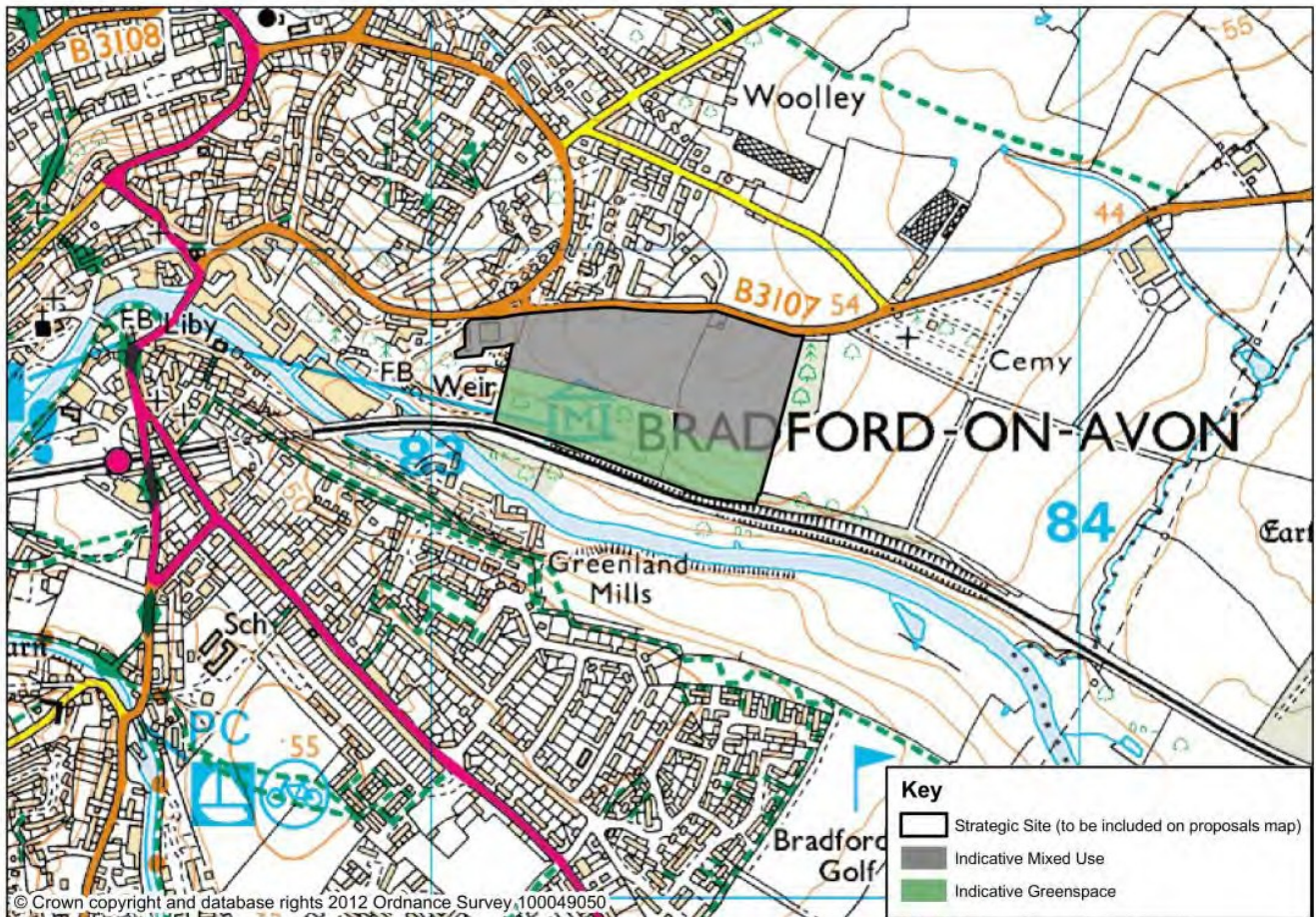
Infrastructure

The development templates set out the infrastructure requirements to inform the masterplanning of the strategic sites allocations.

Infrastructure requirements are identified within the Infrastructure Delivery Plan through working with providers, which will be updated over the plan period. Infrastructure requirements may therefore change. The council will be flexible and responsive to any changes.

Reference to providing affordable housing in the following templates will be applied in accordance with Core Policy 43.

Land at Kingston Farm, Bradford on Avon



Use

Up to 150 houses and 2-3ha employment land.

Key Objectives

- To deliver up to 150 houses and 2-3ha employment land thereby helping to improve the self containment of the town.
- To deliver a high quality, sustainable and mixed use urban extension providing 40% affordable housing and a suitable mix of housing in line with core policies 45 and 46.
- To deliver an exemplar for sustainable development and renewable energy for development in the rest of Wiltshire, including the provision of renewable energy generation to meet carbon neutral standards (to be defined by Government) and development that meets high sustainability standards. To facilitate the retention and expansion of two local employers, already located in close proximity to the site.

Infrastructure Requirements

Development of the site will be required to meet the infrastructure requirements outlined below. Further detail can be found in the Infrastructure Delivery Plan (IDP).

Physical Requirements

- Development will require on-site water mains. Financial contribution will depend upon phasing, layout and minor off-site improvements.
- Foul and surface water drainage from the site will need to be adequately addressed. The developer is investigating the possibility of a 'living water' sustainable drainage system which could address both foul and/or surface water drainage from the site as an alternative to a conventional system.
- Wessex Water in conjunction with Wiltshire Highways have investigated and modelled the adjacent foul and surface water systems in pursuit of a more conventional solution. The modeling confirms what route and associated amendments to their systems these require. The results of the study show that it is possible to mitigate some downstream issues by removing surface water from the foul system and redirecting back into a surface water system that has adequate capacity. Following this a conclusion will be made about which option will be pursued. This provides for a more sustainable solution over disruptive and extensive upsizing options for downstream sewers.
- Improvements to the Springfield pump station are required and an option study is required to agree these improvements.
-
- Development should not precede necessary improvements and off-site works. Sustainable Drainage Systems (SuDS) should be included as part of the development. Reinforcement of the electricity network in line with the normal extensions and alterations to the existing electricity network to provide supplies required.
- Reinforcement of the low pressure gas mains is required.
- A Sustainable Energy Strategy is required for the site, in accordance with proposed Core Policy 41.

Transport

- Appropriate public transport, walking and cycling links should be provided to the town centre. This should include provision of a safe pedestrian/cycling route avoiding the B3107 (Holt Road) (from the Cemetery through to the Springfield/Holt Road junction followed by an upgraded pedestrian link to the town centre).
- Financial contribution required to assist in the provision of an innovative sustainable transport solution for the town centre.
- Financial contribution required towards the extension of the existing bus service to serve the site. Suitable access arrangements from the B3107 (Holt Road) are required.
- Silver Street element of the Historic Core Zone proposals to be provided as these are directly related to the site's accessibility to the town centre

Social and Community

- Financial contribution required towards childcare provision. This includes expansion of the area and matching affordable childcare to the amount of affordable housing being provided.
- Financial contributions are required to expand the Fitzmaurice Primary School and to

put infrastructure into St Laurence Secondary School.

- Financial contributions required to assist with expansion of one or both of the existing GP surgeries. Financial contribution required towards library services to increase the book stock levels at BradfordonAvon library.
- Financial contributions required towards the extension of the existing cemetery, or additional land in the master plan will be provided for an expansion to the existing cemetery, either as a conventional cemetery, or as a possible 'green/ woodland' cemetery. A footpath link to the cemetery should be considered.

Economic

- The site is required to contribute to the delivery of flexible and affordable workspace across all the B uses, particularly small and start up units with some 'follow on' space, on accessible lease terms to provide continuing opportunities for small business, business start-ups and continuation. Start up or incubator units should be supported by shared business infrastructure relevant to the use class. Design and build options should be considered and all businesses should prepare green travel plans.

Green Infrastructure

- Land between housing and the railway line should be safeguarded as public open space. Opportunities to make this as accessible as possible to the wider community must be explored.
- Provision for children's play, accessible natural green space, sports and allotments to be made to Wiltshire standards.
- Financial contribution towards improvement of the existing formal outdoor pitch (Culver Close, Poulton Rec) and development of a multi sport hub club at Culver Close/ Victory Field.
- Financial contributions required towards enhancements to 'The Strips', Barton Farm Country Park, phased towpath improvements and maintenance on the Kennet and Avon Canal.
- There are a number of large trees on the site that should be maintained and masterplanned into the proposed development.

Ecology

- Updated surveys, particularly for bats associated with the Bath and Bradford on Avon Bat SAC and adjacent Combe Mine CWS. Assessment of potential impacts upon the SAC required.
- Important habitat features must be retained and buffered from development, and enhanced along retained hedgerows and the railway corridor.
- A sensitive lighting scheme will be required.

Landscape

- Residential and commercial development should be located to the north of the site, with suitable landscaping to minimise impact.
- An attractive 'gateway' to Bradford on Avon along the B3107 (Holt Road) is required. Strengthening hedgerows with large native trees will help to decrease views onto the site, while intrusive urban edges should also be screened through planting new woodland.
- The setting of the registered park and gardens of The Hall should be protected.

- Development should limit skyline intrusion particularly along Holt Road where roof height may be limited to two storeys.
- Development should retain or reuse characteristic landscape features such as stone walls.

Archaeology and Historical Interest

- Prior to development full assessment and appropriate mitigation should be provided for areas of archaeological and historical interest in accordance with the specific recommendations for the site in the Historic Landscape Assessment 2012.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

Key Delivery Milestones, Monitoring and Review

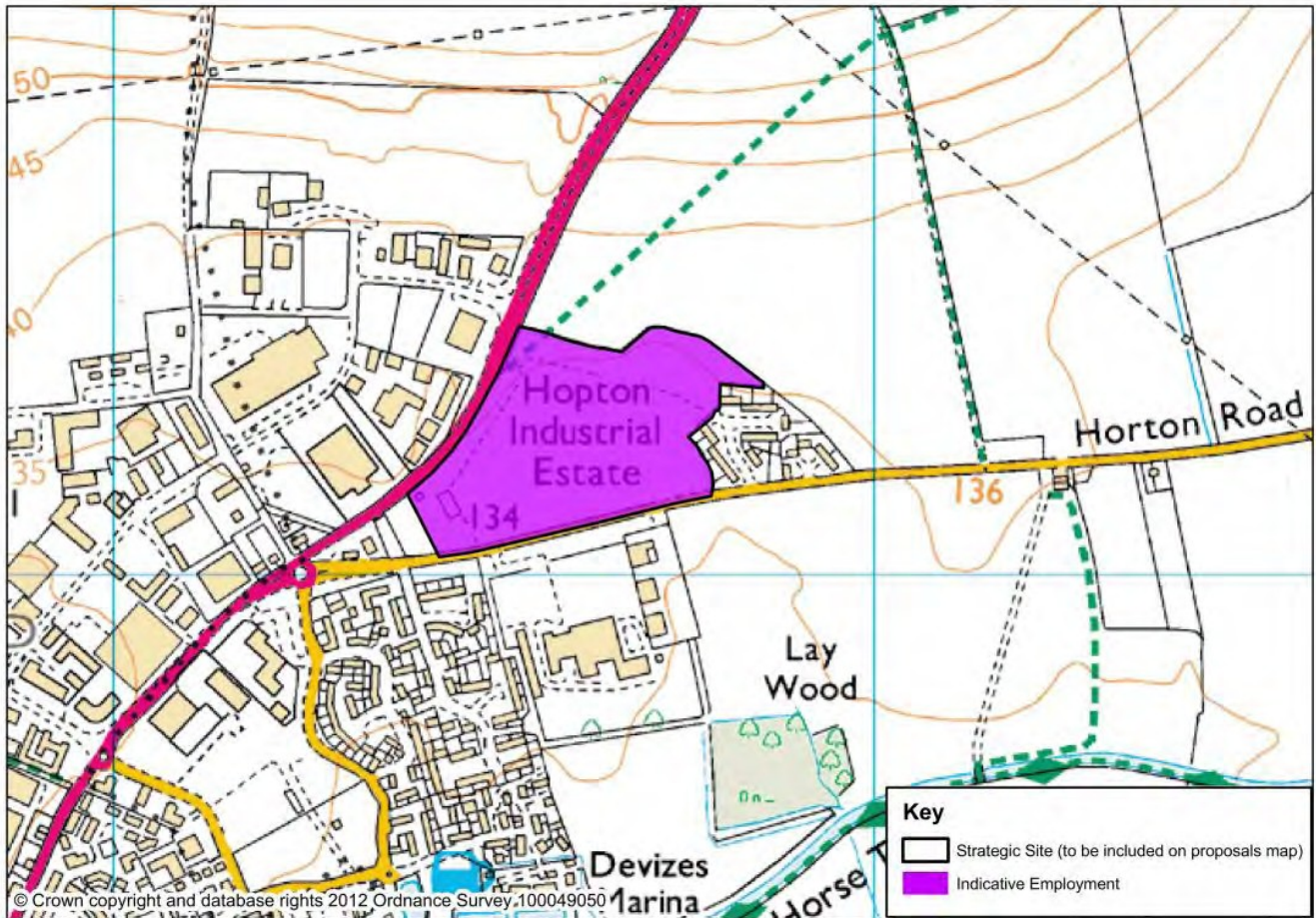
This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years.

In order to expedite the delivery of development within this period the council will work closely with the developers and landowners to facilitate delivery, and will expect to see significant, tangible progress towards a planning application within 18 months of the date of adoption of the Core Strategy. This work should include master planning, community engagement and progress on the necessary assessments. If the council is concerned that significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, a review into the delivery of the site will be instigated. This review will comprise:

- Detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- An update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- A further independent viability study of the site to assess its delivery
- Using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and
- As a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the levels of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

Land at Horton Road, Devizes



Use

8.4ha employment land for business space and incubator workspace function.

Key Objectives:

- To provide 8.4 hectares of new employment land that will contribute to the delivery of flexible and affordable workspace across all the B uses, particularly small and start up units with some 'follow on' space, on accessible lease terms to provide continuing opportunities for small business, business start-ups and continuation. Start up or incubator units should be supported by shared business infrastructure relevant to the use class. Design and build options should also be considered and all businesses should prepare green travel plans.
- To provide a much needed expansion to the existing employment base in the area.
- Delivery of employment land that is integrated with the existing town.
- Provision of business space and an incubator workspace function.

Infrastructure Requirements

Development of the site will be required to meet the infrastructure requirements outlined below. Further detail can be found in the Infrastructure Delivery Plan (IDP).

Physical Requirements

- Capacity improvements to public sewer network and pumping stations.
- Reinforcement of the electricity network and primary sub-station.
- A Sustainable Energy Strategy will be required for the site, in accordance with proposed Core Policy 41.

Transport

- Provision of off-site transport infrastructure in line with the Devizes Transport Strategy.
- An assessment of the most appropriate points of access to the site should be included in the Master Plan.

Green Infrastructure and Biodiversity

- A safe and quiet area of the site should be retained for public recreation – this should be landscaped naturally and screened from the main development as far as possible. This area should be accessible from Horton Road and London Road.
- Development should not impinge on the function of footpath BCAN6.

Ecology

- Habitat, reptile, invertebrate and badger surveys required with mitigation where necessary.
- The master plan should include sensitive edge treatment of hedgerows (5m buffer), with native planting used in landscaping outside of formal areas.
- Minimum 10% green / brown roof coverage.
- Use of soft SuDS features including a retention basin on site boundary.

Landscape

- The development should provide an appropriate and enhanced entrance to Devizes in keeping with the local landscape and townscape character. Visually intrusive buildings should be avoided, particularly facing the AONB or entrances to the town.
- Integrated landscape infrastructure will be required, particularly to screen views from the AONB and local residences.
- Avoid the use of highly reflective surface finishes and consider the use of green / brown roof coverage to reduce visual impact on views from higher ground.
- The Master Plan should include a landscape and visual assessment of the site to indicate how these issues are being addressed and where the most sensitive locations are within and adjacent to the site to inform any landscaping proposals.

Archaeology and Historical Interest

- Prior to development an assessment should be carried out to ensure there are no areas of archaeology and historical interest and the master plan should be in accordance with the specific recommendations for the site in the Historic Landscape Assessment, 2012.

Adjacent Land Uses

- The site is adjacent to existing residential areas to the west on Horton Road and a new residential area to the south of Horton Road. The residential amenity of these areas must be respected by the development.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. Bishops Cannings Parish Council should be involved in this partnership to ensure their knowledge of the local area is taken into consideration. This master plan will guide the private sector led delivery of the site.

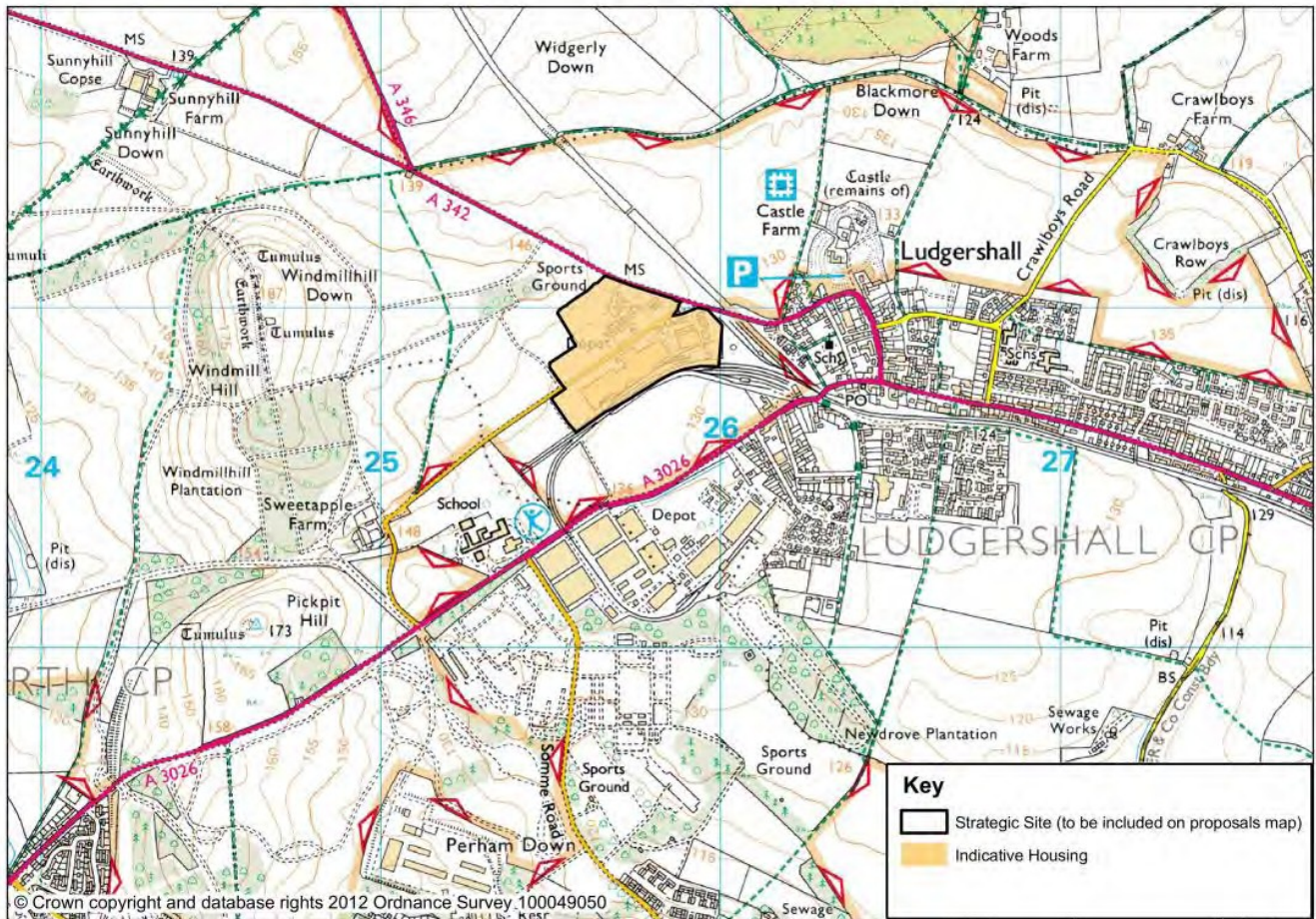
Key Delivery Milestones, Monitoring and Review

In order to expedite the delivery of development the council will work closely with the developers and landowners to facilitate delivery. This work should include master planning, community engagement and progress on the necessary assessments. Bishops Cannings and Roundway parishes and Devizes Town Council should be involved in the preparation of the master plan because of the potential wider impact on the highway network of this development. If the council is concerned that significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, in line with the Core Strategy trajectory, a review into the delivery of the site will be instigated. This review will comprise:

- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay a further independent viability study of the site to assess its delivery
- using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and
- as a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

Land at Drummond Park (MSA) Depot, Ludgershall



Use

475 dwellings.

Key Objectives:

- To deliver a high quality and sustainable urban extension to Ludgershall providing affordable housing and a suitable mix of housing in line with core policies 45 and 46.
- To complement and enhance the existing built form and provide environmental improvement.

Infrastructure Requirements

Development of the site will be required to meet the infrastructure requirements outlined below. Further detail can be found in the Infrastructure Delivery Plan (IDP).

Physical Requirements

- Details must be provided on how foul drainage and water supply will be provided to be agreed by the Environment Agency prior to development commencing.

- Surface water schemes to be agreed prior to development commencing.
- A contamination survey must be undertaken and de-contamination carried out as necessary.
- A Sustainable Energy Strategy will be required for the site, in accordance with proposed Core Policy 41.

Transport

- Traffic capacity at the war memorial junction should be improved, or an alternative solution must be found, to address traffic congestion issues in the town.
- Improvements to bus services in Ludgershall.
- Improvements to pedestrian routes, cycling routes and Rights of Way identified in the IDP.

Social and Community

- Financial contributions towards primary and secondary school provision in line with the IDP.
- Financial contributions towards improvements to GP services in line with the IDP.

Green Infrastructure

- Provision of adequate open space and significant margins to the site for landscaping and wildlife corridors
- Provision for children's play areas.

Ecology

- Bat foraging and other ecological surveys to be completed and updated as necessary.
- Woodland belts and edge planning to act as wildlife corridors.
- Grassland in the north west to be maintained and enhanced for nature conservation.
- Financial contributions towards the Special Protection Area.

Landscape

- Woodland belts, edge planting and landscaping margins to reduce any views from the North Wessex Downs AONB.

Archaeology and Historical Interest

- Prior to development an assessment should be carried out to ensure there are no areas of archaeology and historical interest and the master plan should be in accordance with the specific recommendations for the site in the Historic Landscape Assessment, 2012.

Delivery Mechanism

This site should be the subject of a partnership between the private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

Key Delivery Milestones, Monitoring and Review

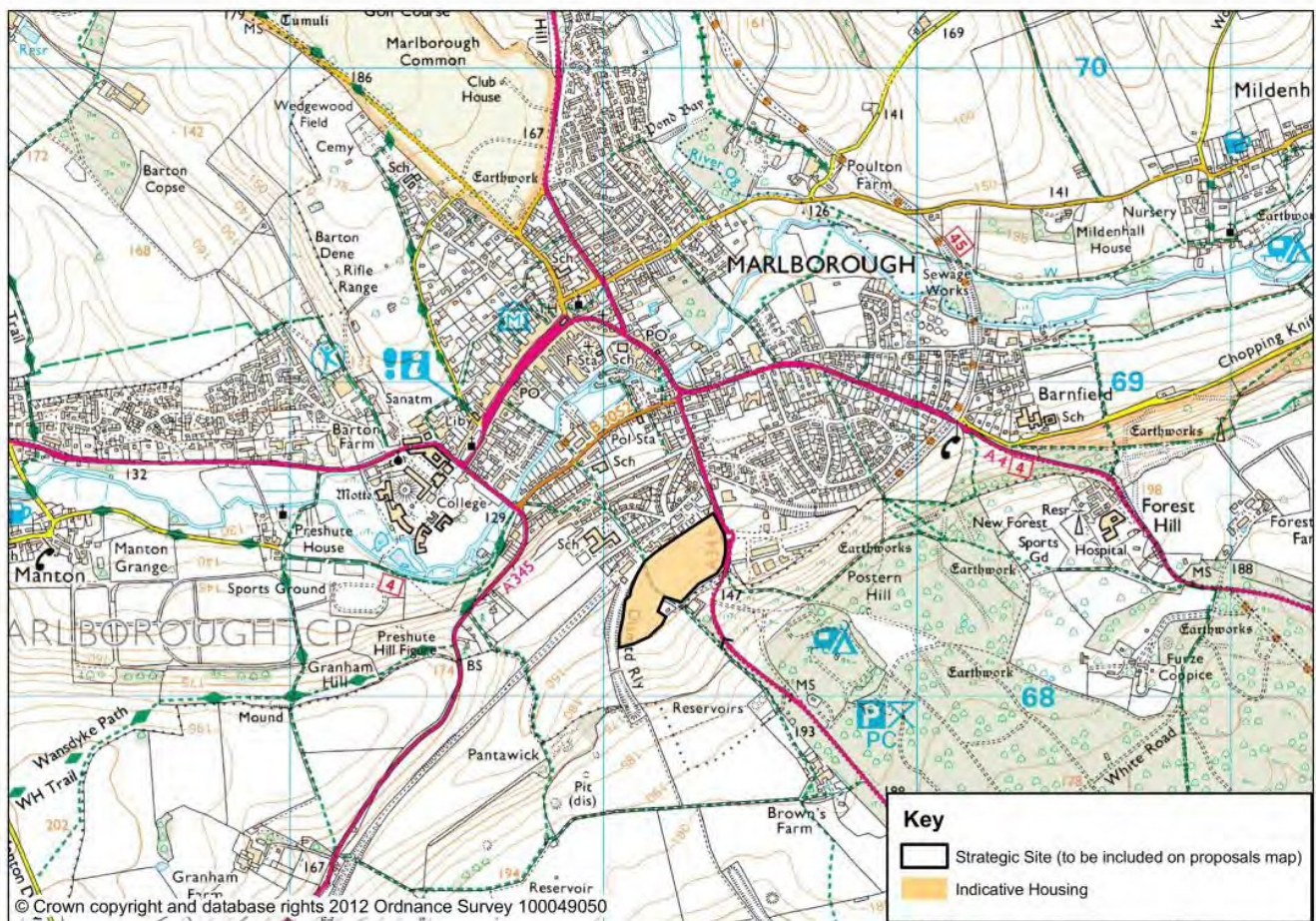
This site has been chosen because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration.

In order to expedite the delivery of development the council will work closely with the developers and landowners to facilitate delivery, and will expect to see significant, tangible progress towards a planning application within 18 months of the date of adoption of the Core Strategy. This work should include master planning, community engagement and progress on the necessary assessments. If the council is concerned that significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, a review into the delivery of the site will be instigated. This review will comprise:

- Detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- An update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- A further independent viability study of the site to assess its delivery
- Using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and
- As a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

Land at Salisbury Road, Marlborough



Use

220 houses and open space/allotments/playing fields on The Crown Estates wider landholdings, Marlborough

Key Objectives

- To deliver housing growth to help maintain and enhance the town's role as a service and tourist centre, and help to meet local needs.
- To deliver a high quality, sustainable and mixed use urban extension providing 40% affordable housing and a suitable mix of housing in line with core policies 45 and 46.
- Create development that relates well to the town, ensuring minimal impact upon Marlborough's rich built, historic and landscape assets.

Infrastructure Requirements

Development of the site will be required to meet the infrastructure requirements outlined below. Further detail can be found in the Infrastructure Delivery Plan (IDP).

Physical Requirements

- The Groundwater Protection Zone (Source Protection Zone 1) in the south west part of the site must be taken into account. Further information is required on the extent of the SPZ1. Appropriate mitigation measures will then need to be put in place as part of the planning application process.
- Pipelines cross the site. Further consideration to be given to either move these pipelines or plan for an 'easement' setting along the route of the pipeline and three metres either side as green space to remain undeveloped.
- There is not sufficient pressure in the gas network to meet demand. Reinforcement of gas network to meet demand is required.
- Improvements to the works and expansion of the Marlborough Waste Water Treatment works.
- A Sustainable Energy Strategy will be required for the site, in accordance with proposed Core Policy 41.

Transport

- Provision for an extension to the existing bus service along Salisbury Road to serve the development. Improvements to walking and cycling routes and Rights of Way detailed in the IDP.

Social and Community Requirements

- There are currently some surplus places in existing schools but these are likely to be filled with pupils arising from current housing developments. Options to be considered include (i) Re-build St Mary's Infants and St Peter's Juniors (to accommodate 420 pupils) or (ii) relocate Preshute Primary because extension of the school site is not possible in its current location.
- The secondary school is already full. An expansion of the school will be required.
- Financial contribution equivalent to 1 GP and 0.5 dentist required to cope with additional demand for Primary Care doctor and dentist provision. Most of the practices are up to full capacity.

Green Infrastructure

- Surface upgrades to MARL30 within site path. Must have green borders on both sides and be at least 10m wide to provide an attractive route.
- Provision for children's play, accessible natural green space, sports and allotments to be made to Wiltshire standards.

Ecology

- A nationally important population of Barbastelle Bats breed and hibernate in the nearby Savernake Forest SSSI and Marlborough Railway Tunnel County Wildlife Site to the north and south of the site. All commuting corridors crossing the site or its boundaries must be incorporated into a 20m dark buffer zone within public open space or other landscaping.
- The Marlborough Railway Tunnel must be secured from increased vandalism by reinforcing the entrance and increased structure planting.
- The site is within a woodland Strategic Nature Area. Landscape proposals should show a strong preference for native woodland planting where possible.

Landscape

- Development should avoid visually prominent rising south and south western slopes to avoid unacceptable and unnecessary visual impact to the wider AONB.

- Perimeter tree belts must be retained wherever possible and be set within a strong landscape framework to reflect the local woodland / forest context.
- The design of new built development should work with the existing topography of the shallow dry valley landform.
- The site represents a gateway entrance to the town along the A346 Salisbury Road from the south. Development must deliver an attractive high quality built and landscaped approach into the town.
- Design will need to be of a suitably high standard in the AONB and incorporate the use of appropriate local building materials to reinforce landscape character.
- A Landscape and Visual Impact Assessment (LVIA) will enable the southern boundary of the site (as show on the proposals map) and its treatment to be further refined via the planning application process.

Archaeology and Historical Interest

- Further work needs to be carried out on any impact on an adjacent historical park and garden. Further work currently being carried out internally.
- The master plan should be in accordance with the specific recommendations for the site in the Historic Landscape Assessment, 2012 including the retention of the dismantled railway embankment along the northern edge of the site to provide screening whilst maintaining this historic feature.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

Key Delivery Milestones, Monitoring and Review

This site has been chosen because it can deliver modest housing growth to help maintain and enhance the town's role as a service and tourist centre, and help to meet local needs.

In order to expedite the delivery of development within this period the council will work closely with the developers and landowners to facilitate delivery, and will expect to see significant, tangible progress towards a planning application within 18 months of the date of adoption of the Core Strategy. This work should include master planning, community engagement and progress on the necessary assessments.

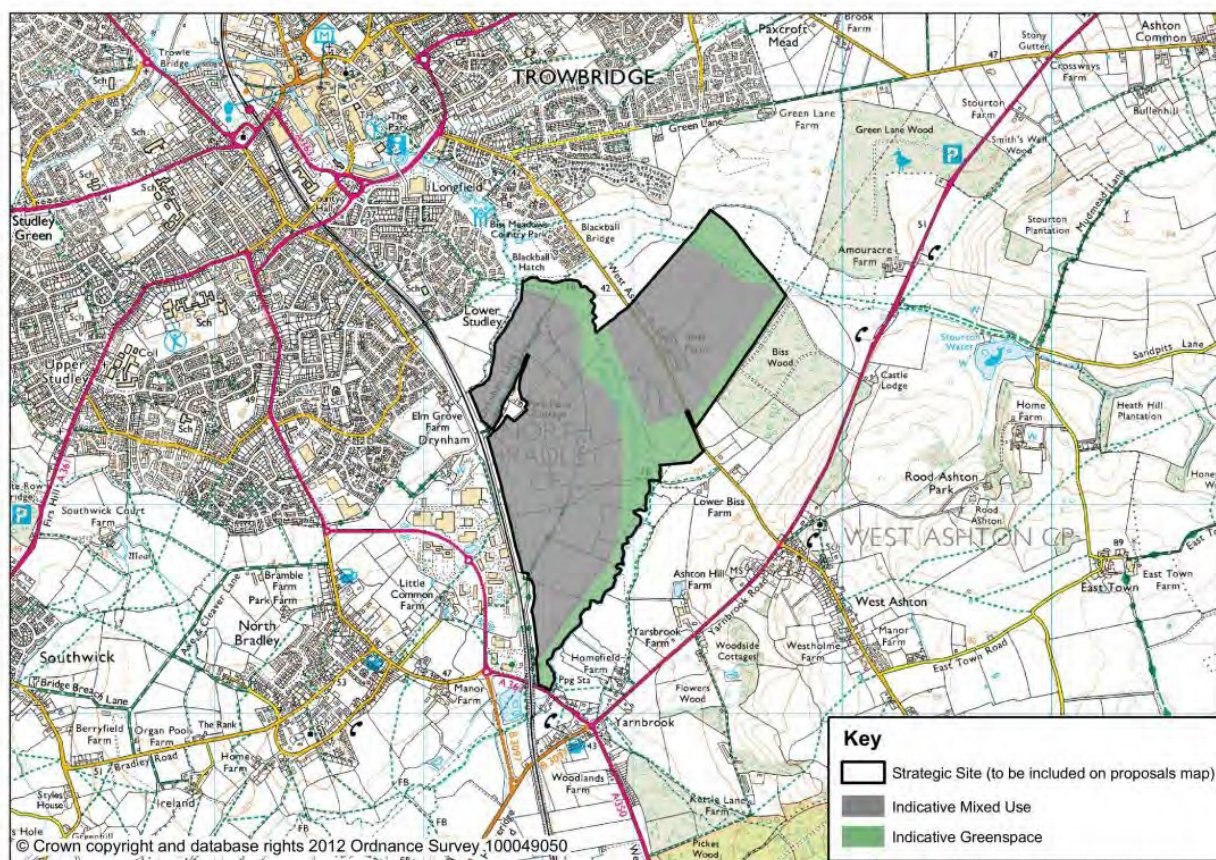
If the council is concerned that significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, a review into the delivery of the site will be instigated. This review will comprise:

- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
- using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and

- as a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

Ashton Park Urban Extension, South East of Trowbridge



Use

2600 dwellings and 15ha of employment land.

Key Objectives

- To deliver a high quality, sustainable and mixed use urban extension providing 30% affordable housing and a suitable mix of housing in line with Core Policies 45 and 46.
- To provide 15 hectares of new employment land for a mix of B uses through a high quality business park which will provide an expansion to the existing employment base in the area.
- Development that is integrated with the existing town and town centre.
- To ensure the natural environment is conserved and enhanced, particularly any species associated with the Bath and Bradford-on-Avon Bats SAC.

Infrastructure Requirements

Development of the site will be required to meet the infrastructure requirements outlined below. Further detail can be found in the Infrastructure Delivery Plan (IDP).

Physical Requirements

- SFRA Level 2 Assessment required to ensure that the proposed development including

associated infrastructure does not unacceptably encroach within the flood zone and to inform the sequential test. Flood Risk assessment required to ensure that development is not encroaching within Flood Zones 2 or 3.

- Flood mitigation must be provided including an appropriate sustainable drainage scheme that improves existing capacity.
- Offline flood storage features must be incorporated into a wetland system to reduce current and future flooding risk downstream in Trowbridge as a consequence of the proposed development.
- New infrastructure to link to the sewage treatment works or appropriate on-site provision.
- Provision of on-site sewers and financial contributions towards off-site works to mitigate against the impact of this development.
- Capacity improvements to water supply and waste networks to serve the development.
- A Sustainable Energy Strategy will be required for the site, in accordance with proposed Core Policy 41.
- Reinforcement of the electricity network and primary sub-station to serve the development.
- Connection to existing low or medium pressure gas mains to serve the development.

Transport

- Provision of transport infrastructure in line with the emerging Trowbridge Transport Strategy.
- Improvements to the Rights of Way identified in the IDP.

Social and Community

- Two new 14 class primary schools on sites of 1.8 hectares.
- Financial contributions towards existing primary schools as required.
- A site must be reserved for a new secondary school.
- Financial contributions towards childcare provision facilities or on-site provision to serve the development.
- Financial contributions towards a new surgery and dental provision or on-site provision to serve the development.

Economy

- The site will contribute to the delivery of flexible and affordable workspace across all the B uses, particularly small and start up units with some 'follow on' space, on accessible lease terms to provide continuing opportunities for small business, business start-ups and continuation. Start up or incubator units should be supported by shared business infrastructure relevant to the use class. Design and build options should also be considered and all businesses should prepare green travel plans.

Green Infrastructure

- Provision of a Destination Play Area.
- Provision of a multifunctional green infrastructure corridor along the length of the adjacent River Biss, linking the development with the town; to provide sustainable transport links, informal recreation, flood mitigation, enhanced biodiversity and strengthened landscape character.

Ecology

- 100m woodland / parkland buffer between all ancient woodland, including Biss Wood and

Green Lane Wood, and built development.

- Bat roost sites, foraging habitat and flight lines within, and in the vicinity of the site must be identified, retained and protected in the long-term, including sensitive lighting.
- Applications will be screened for potential impacts on the Bath and Bradford-on-Avon Bats SAC. Any appropriate assessment must conclude 'no adverse effects'.
- Surveys for other relevant protected species and habitats required prior to development.
- The riparian corridor along the River Biss should be enhanced to create a mosaic of wetland and species-rich grassland habitats.
- The site is in a woodland Strategic Nature Area; landscaping includes a high proportion of woodland planting, particularly where this provides enhanced ecological connectivity to Biss Wood. Contributions towards opportunities for woodland creation in the landscape setting of the site where possible.

Landscape

- Conserve and enhance the landscape setting of Trowbridge by screening visually intrusive urban edges using landscape infrastructure of native species.
- Existing hedgerows to be retained and repaired and new hedgerow trees of large native species e.g. Oak, should be planted to restore the clay vale landscape character.
- Existing woodland should be conserved and managed to maximise ecological, historic and landscape value.

Archaeology and Historical Interest

- Prior to development an assessment should be carried out to ensure there are no areas of archaeology and historical interest and the masterplan should be in accordance with the specific recommendations for the site in the Historic Landscape Assessment, 2012.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

Key Delivery Milestones, Monitoring and Review

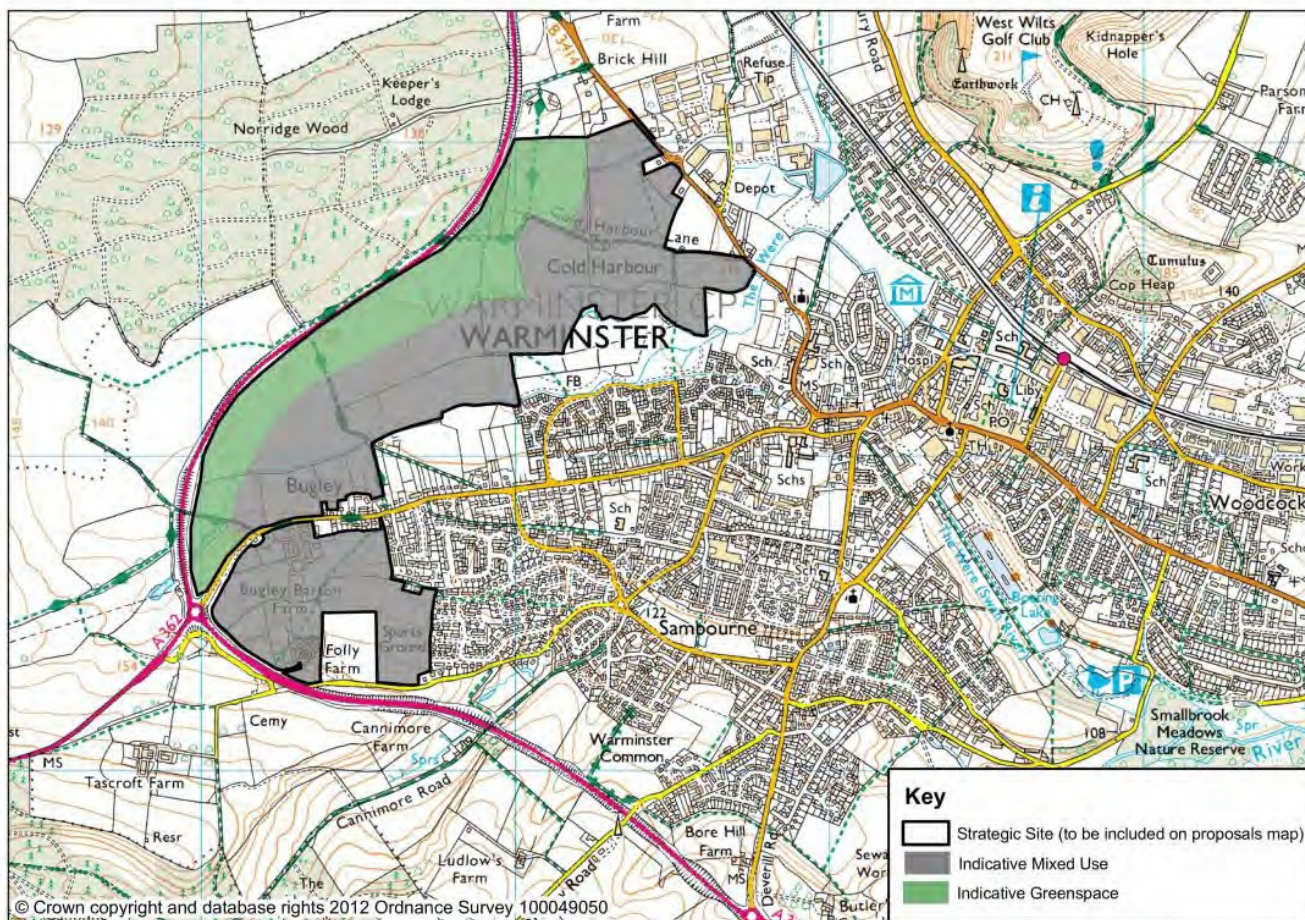
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- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
- using the Council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and

- as a last resort, if the Council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

West Warminster Urban Extension



Use

900 dwellings and 6 ha of employment.

Note: the area identified as 'indicative mixed use' represents an area of land that is much larger than that required to deliver 900 homes, 6 ha employment and associated facilities. The final development area is yet to be identified through a comprehensive masterplanning process with the local community. The masterplanning process will need to consider all aspects of this development template and the larger area of land provides space for further mitigation if required to cover areas such as landscape and the impact on the Warminster Conservation Area. It does not provide for additional development and the development quanta will remain set at 900 homes and 6 ha employment.

Key Objectives:

- To deliver a high quality mixed use urban extension providing 30% affordable housing and a suitable mix of housing in line with Core Policies 45 and 46.
- Development that is integrated with the existing town and town centre.
- Protection of the setting of and views to the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

- To contribute towards the development and implementation of a Phosphates Management Plan, or a suitable on-site alternative, to compensate for additional phosphate loading from sewage discharges to the River Avon.
- To reduce the risk of flooding in and around Warminster through a robust and inclusive planning process, and implementing Sustainable Urban Drainage measures.
- To ensure the environment within and around the strategic site is conserved and enhanced.

Infrastructure Requirements

Development of the site will be required to meet the infrastructure and sustainable planning requirements outlined below. Further detail can be found in the Infrastructure Delivery Plan (IDP).

Physical Requirements

- Developer contributions towards the implementation of a Phosphate Management Plan or a suitable on-site alternative.
- A Level 2 Strategic Flood Risk Assessment must be undertaken prior to any subsequent planning application process.
- Flood risk assessment required to ensure that development is not encroaching within Flood Zones 2 or 3 and to inform the sequential test
- A Surface Water Management Planning process must be undertaken to fully support any subsequent planning application process. The Surface Water Management Plan should consider all aspects of the local flood regime and aim to:
 - i. Bolster the telemetry modelling work being undertaken by the council during 2012;
 - ii. Incorporate recommendations from the study to reduce and, where possible, remove flood risk from existing development;
 - iii. Provide accurate and robust data to assist the council (as Lead Local Flood Authority) and the Environment Agency to undertake further detailed modelling of local catchment flood processes; and
 - iv. Ensure that the catchment works as a whole and not isolated site specific mitigation measures are incorporated into any subsequent detailed master planning exercise.
 - v. Flood mitigation measures must provide appropriately designed sustainable drainage systems and, where appropriate, aim to improve existing capacity.
- Capacity of the drainage network should be fully assessed and appropriately augmented to ensure the risk of flooding is not increased elsewhere as a consequence of development.
- Essential capacity improvements to the public sewer network.
- Financial contributions for off-site water supply improvements and new sewage apparatus required to serve the site.
- Reinforcement of the electricity network and connection to the existing low pressure and gas mains network.
- A Sustainable Energy Strategy will be required for the site, in accordance with proposed Core Policy 41.

Transport

- Provision of a link road connecting Bath Road, Victoria Road and Thornhill/ St Andrews Road.

- Sustainable transport solutions for pupils attending Kingdown School.
- Development must not negatively impact on traffic along West Street.
- A new bus service to the town centre.
- Financial contributions towards safe cycle and walkways.
- Improvements to the Rights of Way identified in the IDP.

Social and Community

- Financial contributions towards a new 2FE primary school in line with the IDP.
- Financial contributions for secondary school provision in line with the IDP.
- Financial contributions towards the development of childcare provision or suitable on-site provision.

Economy

- The site will contribute to the delivery of flexible and affordable workspace across all the B uses, particularly small and start up units with some 'follow on' space, on accessible lease terms to provide continuing opportunities for small business, business start-ups and continuation. Start up or incubator units should be supported by shared business infrastructure relevant to the use class. Design and build options should also be considered and all businesses should prepare green travel plans.

Green Infrastructure

- Formalised access to Coldharbour Meadows to reduce damage of sensitive habitats.
- Areas of multifunctional accessible natural greenspace should be established along sections of the River Were floodplain.
- Provision for children's play, accessible natural green space, sports and allotments.

Ecology

- Updated ecology surveys of protected species and habitat must be completed prior to masterplanning.
- Buffer and enhance sections of the River Were corridor through creation of a mosaic of wetland and grassland habitats, linking with Coldharbour Meadows CWS.
- Habitat corridors across the site should be retained, buffered and restored with sensitive lighting close to hedgerows, mature trees and the riparian corridor.
- Sustainable Urban Drainage Systems across the site must be sensitively designed to deliver additional biodiversity enhancements.
- Financial contributions towards the Stone Curlew Management Strategy designed to avoid adverse effects upon the integrity of the Stone Curlew population as a designated feature of the Salisbury Plain Special Protection Area.

Landscape

- The master plan and detailed scheme design must have regard to the protected AONB landscape to the west and south. Open views across the landscape to the chalk downland and wooded greensand hills should be maintained, ensuring that the built form does not assume an unacceptable visual prominence.
- The current field pattern should be conserved and enhanced by repairing gaps in hedges and planting new hedgerow trees of large native species.
- Substantial landscape buffer required to screen visually intrusive urban edges using

landscape infrastructure of native species.

Archaeology and Historical Interest

- Prior to development an assessment should be carried out to ensure there are no areas of archaeological and historical interest and appropriate mitigation should be proposed where necessary.
- The masterplan and detailed scheme design must have regard to the setting to Cley Hill Schedule Ancient Monument.
- The impact on Warminster Conservation Area must be assessed and appropriate mitigation should be proposed where necessary.
- The masterplan should be in accordance with the specific recommendations for the site in the Historic Landscape Assessment, 2012

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

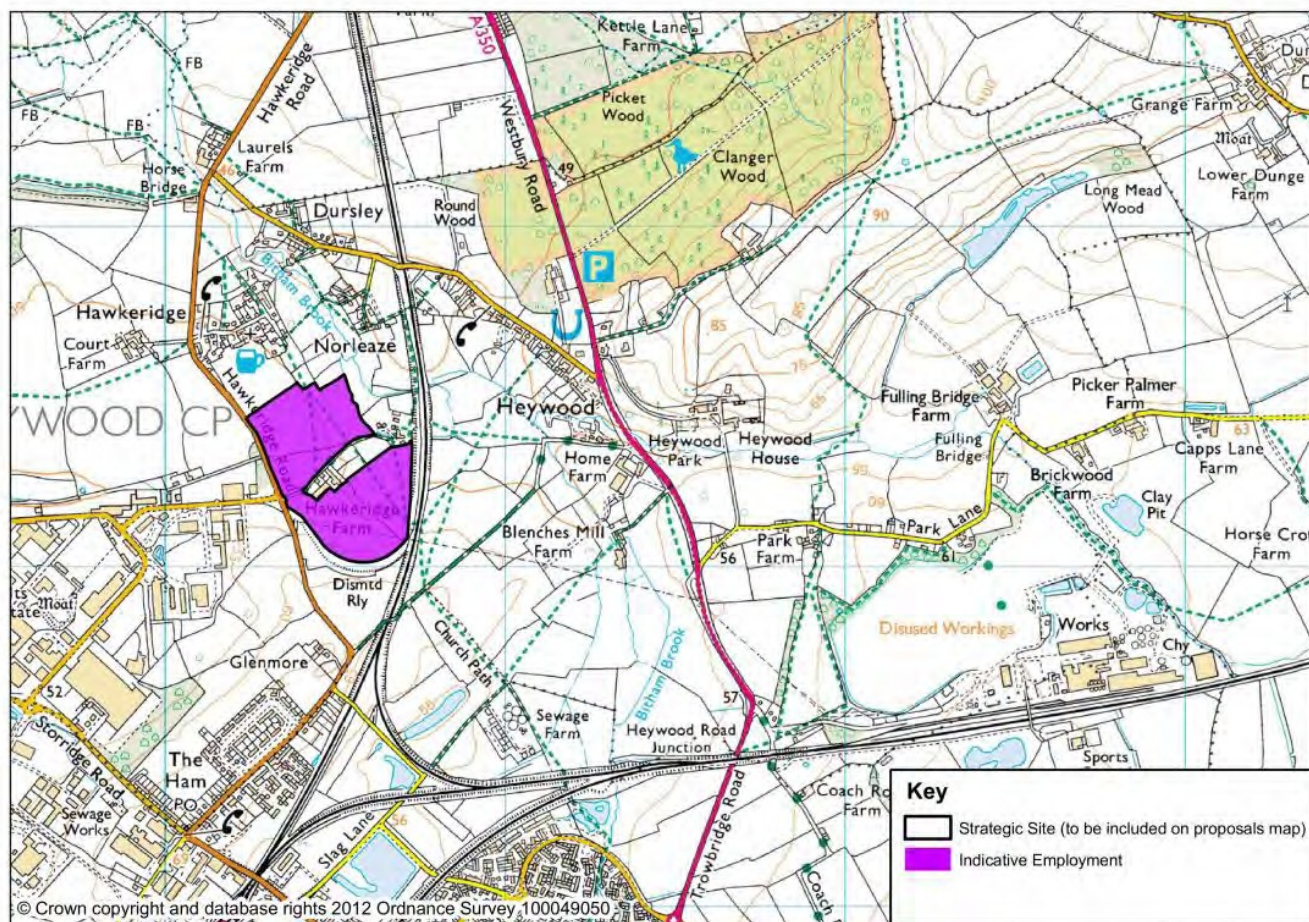
Key Delivery Milestones, Monitoring and Review

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- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
- using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and
- as a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

Land at Mill Lane, Hawkeridge, Westbury



Use

14.7ha new employment land

Key Objectives:

- To provide 14.7ha new employment land for a mix of B class uses through a high quality business park which will provide a much needed expansion to the existing employment base in the area.
- The strategic employment role of Westbury, Trowbridge and the surrounding area will be maintained and enhanced.
- Complement and extend the range of employment opportunities already available at the West Wiltshire Trading Estate.
- The development will facilitate improvements to public transport between the site, West Wiltshire Trading Estate and Westbury.
- This development will deliver high quality landscaping and environmental standards.

Infrastructure Requirements

Development of this site will be required to meet the infrastructure requirements outlined below. Further detail can be found in the Infrastructure Delivery Plan (IDP).

Physical Requirements

- Foul drainage will be via a new pumping station connected to either existing drainage to the north along Hawkeridge Road or via the existing rising main in Shallow Wagon Lane to the sewage treatment works to the south, subject to an engineering appraisal with details to be agreed prior to development.
- Surface water will be controlled by use of a suitable sustainable urban drainage system (SUDS) discharging attenuated flows to the Bitham Brook, with details agreed prior to development.
- Reinforcement of electricity network and primary sub-station with possible diversion of existing overhead power lines may be required. To ensure certainty of delivery of development site, any anticipated relocation of existing overhead lines should be formally agreed with Southern Electric Power Distribution.
- A Sustainable Energy Strategy will be required for the site, in accordance with proposed Core Policy 41.
- Land within flood zones 2 and 3 will be used for a diverted footpath route and to enhance biodiversity in the area.

Green Infrastructure

- Maintain use of the footpath network currently crossing and around the site. Footpaths may be diverted and incorporated into landscaped areas of the site and screened from development as far as possible.
- Minimum 10% green / brown roof coverage.

Ecology

- Reptile, bat and badger habitat surveys required with mitigation where necessary.
- The master plan should include sensitive edge treatment of hedgerows (5m buffer), with native planting used in landscaping outside of formal areas.
- Use of soft SUDS features to create wetland habitat on site boundary.

Landscape

- Allow existing hedgerows to grow taller and wider and plant with hedgerow trees to reduce the visual impact from higher ground.
- Careful consideration to be given to the scale and massing of any proposals to avoid visually intrusive buildings.
- Avoid the use of highly reflective surface finishes and consider the use of green / brown roof coverage to reduce visual impact on views from higher ground.

Archaeology

- A 'watching brief' will be required on part of the site to assess any archaeological interest during construction.
- The masterplan should be in accordance with the specific recommendations for the site in the Historic Landscape Assessment, 2012.
- Appropriate mitigation measures to reduce the impact upon the setting and views from the Grade II listed building Hawkeridge Farm, which is located at the centre of the proposed employment strategic site at Land at Mill Lane, Hawkeridge (listed building entry

1021504)

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

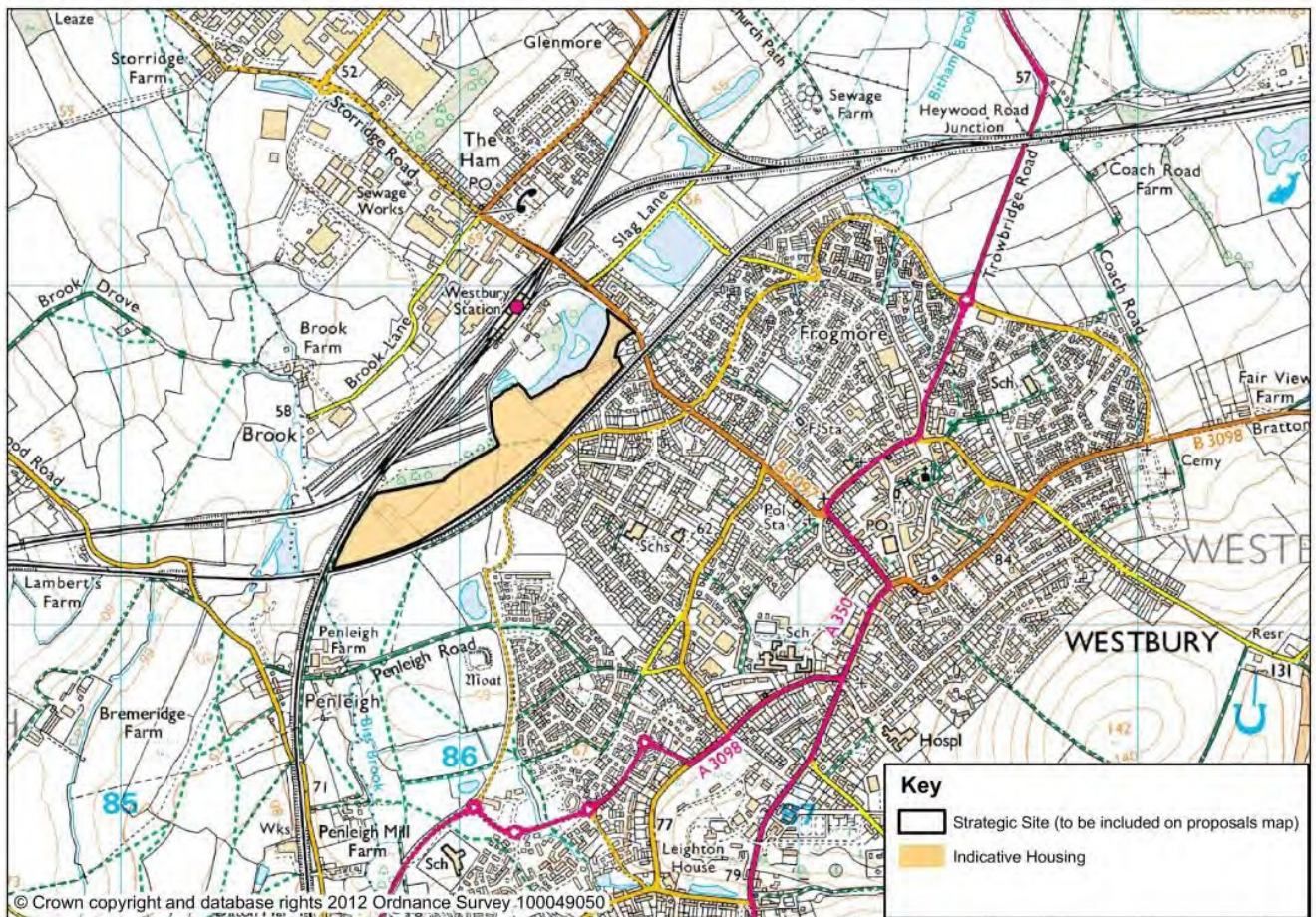
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- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update to identify whether market demand has reduced or is being met through other sources
- using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and
- as a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy

Land at Station Road, Westbury



Use

250 dwellings.

Key Objectives

- To deliver a high quality, sustainable development, providing 30% affordable housing and a suitable mix of housing in line with Core Policies 45 and 46.
- Development that is integrated with the existing town and town centre.
- Fully investigate all alternative access options to the railway station as part of the design process, avoiding damage to Westbury Lakes County Wildlife Site (CWS) as a last resort and targeting any unavoidable losses to the least sensitive or valuable habitats.
- To minimise the realignment of the lake in securing a link road connecting Station Road and Mane Way, and make alternative suitable provision for the sailing club if required.

Infrastructure Requirements

Development of the site will be required to meet the infrastructure and sustainable planning requirements outlined below. Further detail can be found in the Infrastructure Delivery Plan (IDP).

Physical Requirements

- Network modelling will be needed to determine the nature and scope of downstream foul drainage capacity improvements.
- Network modelling will be required to determine a point of adequacy and possible network reinforcement, options include:
 - i. possible metered connection from the existing 350mm trunk main on the south side of the railway
 - ii. alternative route through Station Road under the railway bridge.
- Process review of Westbury currently being undertaken with regard to sewage treatment and improvements may be necessary to accommodate development. Development must not precede necessary improvements.
- Extensions and alterations to the existing electricity network to provide supplies.
- Any anticipated relocation of overhead powerlines crossing the site to be discussed with Southern
- Electric Power Distribution prior to the submission of a planning application.
- Connection to the low pressure network (along Station Road approach to railway station) will provide sufficient pressure to support 200 homes, or a connection to the medium pressure network (opposite Oldfield Road) can be made for a more direct route to the site.
- The presence of the railway line will incur engineering difficulties which attract additional costs (such as the use of directional drilling if necessary) when connecting to the Medium Pressure Gas Infrastructure.
- Improvements to the road infrastructure on Station Road (leading to the railway station).
- A Sustainable Energy Strategy will be required for the site, in accordance with proposed Core Policy 41.
- Proposals will need to ensure that the development does not encroach within the climate change 1 in 100 year floodplain.
- Surface water flows should be attenuated down to greenfield run off rates by using SUDS.
- Flood mitigation must be provided including an appropriate sustainable drainage scheme that improves existing capacity.

Transport

- Improved access to Westbury railway station.
- Provision of a link road connecting Station Road and Mane Way, via a new railway bridge crossing, part of the cost of this is already held in a bond.
- Access for buses through the development from the railway station access road and from either Oldfield Road (across the railway line) or Station Road. Extension of existing town bus service through the development.
- Improvements must be made to public transport connectivity and pedestrian and cycling linkages to the station and town centre.

Social and Community

- Contributions to the extension of one of the existing primary schools and secondary school provision.
- Provision/relocation of a sailing clubhouse.

Green Infrastructure

- Any loss of amenity (sailing and fishing) and accessible natural greenspace should be compensated in line with the West Wiltshire Leisure and Recreation Development Plan Document and green infrastructure policy (CP52).
- Improve public accessibility to the lake where this does not conflict with sensitive wildlife.
- Any additional requirements for provision of public open space, sports, children's play and allotments must also be met in line with the Wiltshire open space standards.

Ecology

- Detailed surveys of Westbury Lakes CWS will be required to inform any design proposals. This will include National Vegetation Classification vegetation, protected species and hydrological surveys.
- Development must buffer the CWS as far as possible and avoid fragmentation of the lake and losses of sensitive habitats including wet woodland and swamp / fen communities.
- Long-term management of the Westbury Lakes CWS to be secured under an Ecological Management Plan.
- Off-site compensation may be required for unavoidable impacts upon Westbury Lakes CWS and associated fauna; a suitable offsite location for wetland creation / enhancement must be identified and necessary long-term management secured through a planning obligation.

Landscape

- Existing woodland should be conserved and managed to maximise ecological and amenity value.

Archaeology and Historical Interest

- Pre-application archaeological evaluation.
- The master plan should be in accordance with the specific recommendations for the site in the Historic Landscape Assessment, 2012

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

Key Delivery Milestones, Monitoring and Review

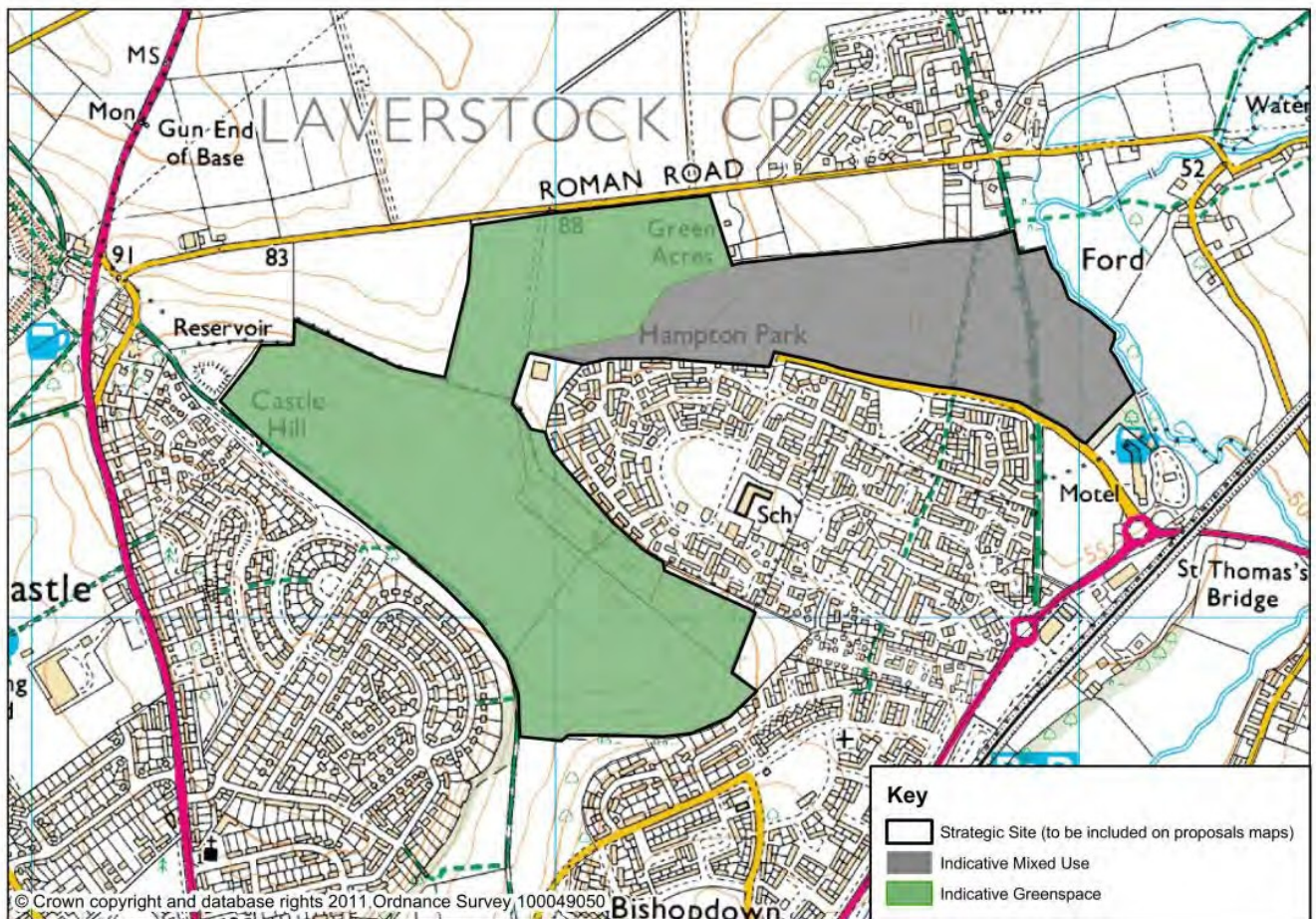
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- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether

- market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
 - using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and
 - as a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

Hampton Park, Salisbury



Site Description

This area of land to the east of the city is limited by the A345, the built envelope of Paul's Dene, Bishopdown, and Hampton Park, the flood plain of the River Bourne, the village of Ford, and the Conservation Area at Old Sarum Airfield. It has a gradual slope down to the Bourne with some level sections in the centre and south. There is a sharp rise towards Castle Ridge.

Objectives for the development

To develop 500 new homes through a high quality residential development which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places', in a sustainable location close to Salisbury in a manner that complements the existing community at Bishopdown Farm and makes a significant strategic contribution to meeting the local housing needs of south Wiltshire. Specific issues to be addressed are:

- protection of the strategic landscape setting of the northern slopes of Salisbury including safeguarding views to and from Old Sarum Scheduled Ancient Monument
- strategic gap planning to ensure Ford retains its independent character and does not become merged with the city
- the delivery of a significant country park that will be handed to the local community in

- perpetuity
- to deliver a development that is adequately served by essential infrastructure including transportation, water, drainage, education, healthcare and emergency services and green infrastructure
- to plan for the permanent retention and enhancement of the Castle Hill/ Bishopdown green lung to the city as a key area of habitat retention and informal recreational open space
- to deliver a development which conserves and in places enhances the natural environment, including the quality of the Bourne which is within the River Avon SAC/SSSI.

Site Constraints

- The sensitive landscape at the northern slopes of Salisbury including the setting of Old Sarum SAM.
- Strategically important green lung at Bishopdown/Castle Hill.
- Retention of the separate identity of Ford and avoiding potential coalescence.
- The River Bourne, part of the River Avon SAC.
- High pressure gas main to west of the site
- Retention of existing byways.
- Existing residential amenity to the north and south.
- Salisbury Air Quality Management Zone.
- Interface with existing residential properties and rural fringe.

Land uses and quanta of development

500 new dwellings of which a minimum of 40 % will be affordable.

Essential Infrastructure Requirements

Education

- 1 form entry primary school and contributions towards secondary education

Transportation

- Any major infrastructure requirements outcomes identified by the Salisbury Transport Strategy or subsequent transport assessment and travel plan. A transport assessment setting out how the modal shift promoted at national level will be achieved, including improved bus, cycle and walking routes.

Green Infrastructure

- One new woodland hedging and native species to connect to retained hedges to River Avon. Surveys of protected species, especially botanical, in June/July. Other essential GI and BAP habitat and species requirements will be determined at or prior to master planning.

Heritage/Salisbury Historic Environment Assessment

- High risk to the west at Old Sarum SAM. Great potential for archaeology, field systems and Roman remains. Trial pitting under supervision of Wiltshire Council Archaeologist required.

Drainage and Water

- Capacity improvements required downstream.
- Network modelling will be required as part of an engineering appraisal to determine the scope and extent of these improvements prior to the commencement of development.
- A contribution towards management and mitigation of phosphate levels in the River Avon SAC and their threat to protected species as well as its implementation.

PCT

- Financial contribution towards new or improved doctors and dentist surgeries.

Emergency Services

- Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.

Renewable energy

- 10% renewable energy generated on or near the site.

These infrastructure requirements will be negotiated and delivered on a site by site basis as part of section 106 agreements and the Wiltshire wide DPD on planning obligations to incorporate the CIL, setting out a tariff approach is adopted.

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- safeguarding zone for the high pressure gas main.
- a strongly defined urban/rural edge to the north of the site. the layout and utility of the Country Park.
- defining the strategic gap between the development and the settlement of Ford.

Strategic Linkages

Linkages with the existing residential development at Bishopdown Farm and Hampton Park, to ensure that the new communities can integrate.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

Key Delivery Milestones, Monitoring and Review

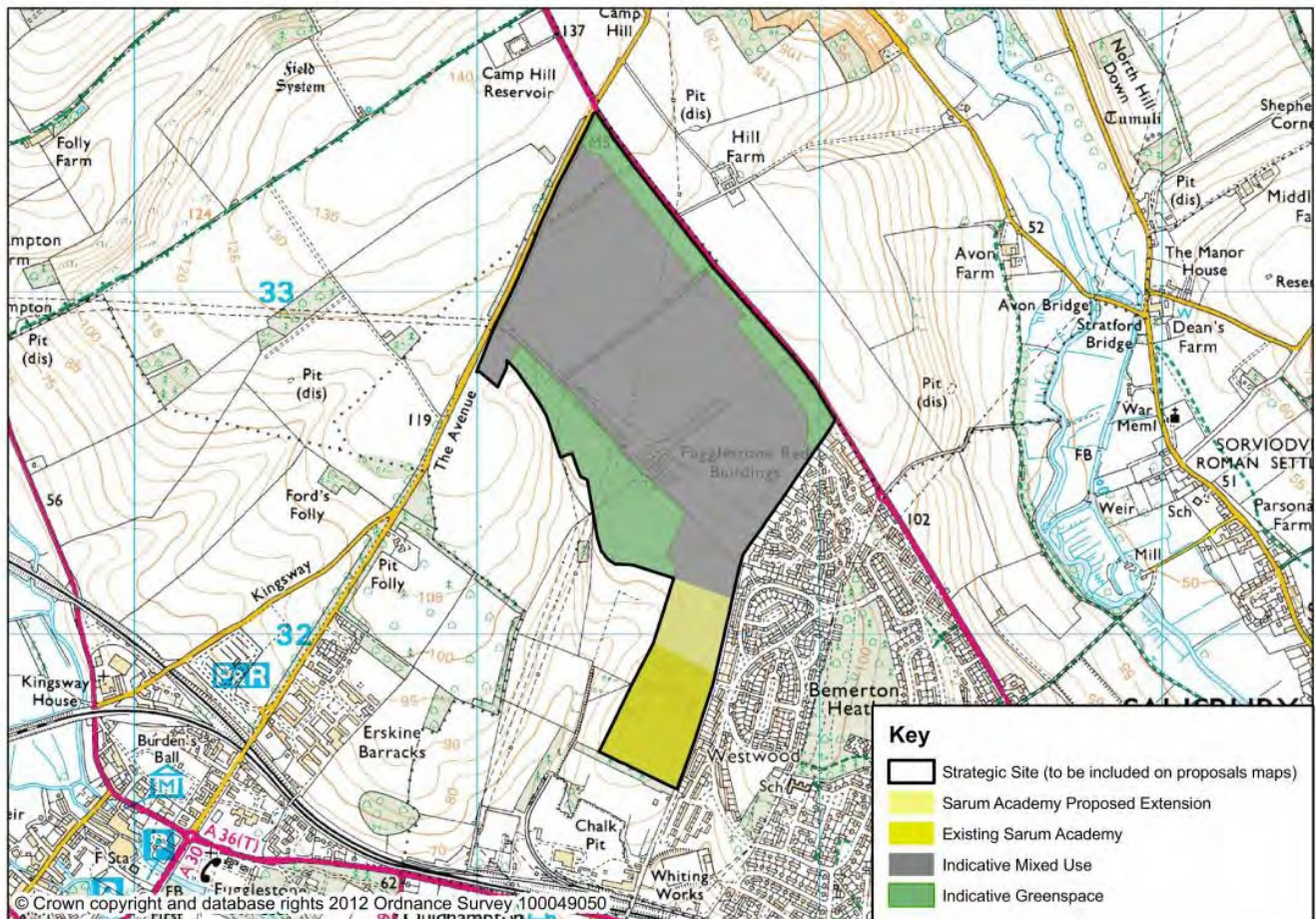
This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years.

In order to expedite the delivery of development within this period the council will work closely with the developers and landowners to facilitate delivery, and will expect to see significant, tangible progress towards a planning application within 18 months of the date of adoption of the Core Strategy. This work should include master planning, community engagement and progress on the necessary assessments. If the council is concerned that significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, a review into the delivery of the site will be instigated. This review will comprise:

- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
- using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and
- as a last resort, if the Council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

Fugglestone Red, Salisbury



Site Description

The site is to the north west of Salisbury and is bounded by The Avenue to the north west, the A360 Devizes Road to the north east, the extent of the built envelope of Salisbury (Fugglestone Red and Bemerton Heath to the south east and the Imerys quarry site, a significant dry valley and the UK Land Forces site to the south). The site is mainly agricultural land but with significant wooded features. It also includes an existing secondary school (Salisbury High School) to the south east of the site. The "townscape/countryside interface" of the whole area is of "elevated views, little/no foreground, generally harsh, abrupt settlement edge".

Objectives for the Development

To develop 1,250 new homes and 8 hectares of employment land, through a high quality development which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location close to Wilton and Salisbury, in a manner which complements the existing communities and makes a significant strategic contribution to meeting the local housing needs of south Wiltshire and helps facilitate the delivery of the proposed Sarum Academy or a replacement of Salisbury High School. Specific issues to be addressed are:

- the delivery of a new local centre for the Fugglestone Red area
- assistance with and /or contributions towards improving the secondary school
- retention of a Strategic gap of open countryside to ensure Wilton retains its independent character and does not become merged with Salisbury
- to deliver a development which conserves and in places enhances the natural environment, including the quality of the Camp Down SSSI and the River Avon SAC
- to conserve and where possible enhance views from the Wilton Estate and Old Sarum SAM
- conservation of the historic Avenue.

Site Constraints

- Potential coalescence between Salisbury and Wilton and the need for a strategic landscape belt to be retained.
- The sensitive landscape, especially the north eastern edge and the setting of Old Sarum SAM. Copses, wooded belts, and other tree planting.
- Overhead power cables (several running N-S and E-W). Existing residential amenity to the east of the site.
- Salisbury Air Quality Management Area on Devizes Road and Wilton Road. Setting of Wilton House and its historic park and garden.

Land Uses and Quanta of Development

- 1,250 new dwellings of which 40% will be affordable.
- 8 hectares of employment land to include some start-up units.
- New primary school and enhanced secondary school / academy provision.
- Public open space.
- Space for a new cemetery.
- Local Centre.

Essential Infrastructure Requirements

Education

- 2 form entry primary school and either a secondary contribution or assistance towards construction of new 'Salisbury High School'.

Transportation

- Any major infrastructure requirement outcomes identified by the Salisbury Transport Strategy or subsequent transport assessment and travel plan.
- New access including improvements to the junction between the A360 and The Avenue.
- A traffic assessment which sets out how the modal shift promoted at national level will be achieved, including improved, bus, cycle and walking routes.

Green Infrastructure

- Formal and informal public open space to be provided on site to reduce pressure on Camp Down SSSI.
- New woodland, hedges and standard trees to connect retained hedges and woodland. An agreed proportion to contain features suitable for roosting bats.
- Improved linkages to Wilton House historic park and garden. Extended phase 1

survey to be undertaken.

- Other essential GI and BAP habitat and species requirements will be determined at or prior to master planning.

Heritage

- Archaeological investigations to be undertaken prior to finalisation of the site design, with the design responding to finds

Drainage and Water

- Requires boosted supply from existing local reservoir and a dedicated spine main to serve local distribution mains.
- On-site sewers required to be provided by developers with separate systems of drainage.
- Off-site surface water disposal to local land drainage systems with attenuated discharge needed to satisfy national regulations.
- On-site foul-water pumping station with rising main to Devizes Road.
- Long off-site connecting sewer (>1km) to agreed point of connection, where planned capacity is available to accept future foul flows.
- A contribution is required towards a management and mitigation of phosphate levels in the River Avon
- SAC catchment and their threat to protected species as well as its implementation.

PCT

- Financial contribution towards new or improved doctors and dentist surgeries or on-site provision, if appropriate.

Emergency Services

- Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.

Community Facilities and Services

- Need to deliver a local centre to provide the local access to basic services this area of Salisbury currently lacks.

Renewable Energy

- 10% renewable energy generated on or near the site.

These infrastructure requirements will be negotiated and delivered on a site by site basis as part of section 106 agreements and the Wiltshire wide DPD on planning obligations to incorporate the CIL, setting out a tariff approach is adopted.

Place Shaping Requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- significant tree planting to protect key views from Wilton Park

- overall building mass should be in keeping with the setting to Wilton Conservation Area
- the Avenue not to be widened or subject to major road improvements, apart from the proposed new roundabout with Devizes Road
- the visual gateway into Salisbury from the A360 is conserved and enhanced
- a significant green buffer is retained between the built up areas of Salisbury and Wilton
- lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow
- overhead cables to be buried.

Strategic Linkages

- Improved linkages between Wilton House historic park and garden and UKLF site. Development will also need to integrate with the existing developments at Fugglestone Red and Bemerton Heath.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

Key Delivery Milestones, Monitoring and Review

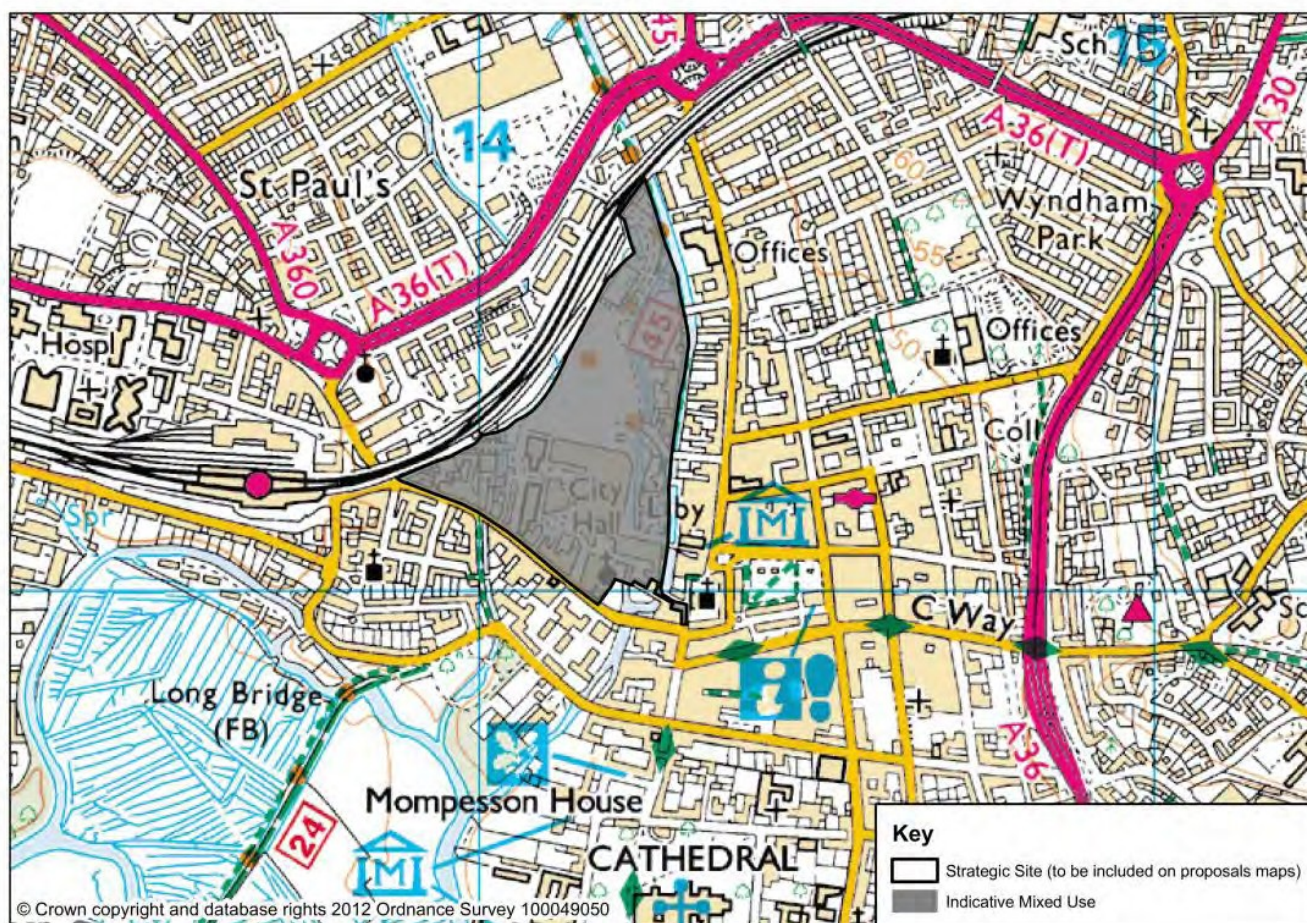
This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years.

In order to expedite the delivery of development within this period the council will work closely with the developers and landowners to facilitate delivery, and will expect to see significant, tangible progress towards a planning application within 18 months of the date of adoption of the Core Strategy. This work should include master planning, community engagement and progress on the necessary assessments. If the council is concerned that significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, a review into the delivery of the site will be instigated. This review will comprise:

- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
- using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and
- as a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

Land at the Maltings and Central Car Park, Salisbury



Description of Site

A city centre site situated to the west of the city's established secondary shopping area. The southern part of the site predominantly comprises The Maltings shopping centre. To the north is the central surface level car park. To the north east is the Millstream coach park. To the east of the coach park is the Boathouse bar and brasserie. To the south of the coach park are offices owned and occupied by the Probation Service and the Wiltshire PCT. To the immediate south of Avon Approach, leading to Central Car Park, is a service yard and private car park owned by Tesco's. The Playhouse Theatre, City Hall and Summerlock House (Department of Work and Pensions) are situated adjacent to The Maltings, to the south west of the site. Public Open Space runs along the eastern boundary and the city Library and Galleries are adjacent. To the extreme north of the site is an electricity substation and private car park. Several courses of the River Avon SAC flow through the site. To the west lies a railway embankment.

Objectives for the Development

To develop a retail led mixed use regeneration scheme through a high quality development, which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location within Salisbury city centre, in a manner

which complements the existing retail provision and makes a significant strategic contribution to meeting local housing needs of south Wiltshire.

Specific issues to be addressed are:

- to provide a range of retail unit sizes including an anchor store format and supermarket and a mix of major shop units and smaller store units
- to ensure the continued viability and vibrancy of the whole of Salisbury city centre
- to provide suitable living accommodation for a city centre location
- a replacement or remodelled library

Site Constraints

- Protection of views of Salisbury Cathedral.
- Protection and proximity of the River Avon SAC.
- Salisbury city centre Air Quality Management Area.
- Salisbury Conservation Area and a number of listed buildings. Electricity Sub-station.
- Flooding.
- Some fragmented land ownership.
- Access, parking and servicing (including coach parking).

Land Uses and Quanta of Development

- Potential for a total of 40,000 sq m of retail floorspace (gross external area).
- A single or few large retail outlets providing the whole of the floor area will not be appropriate to achieve the aims of the development and will not be permitted.
- Comparison shopping uses, comprising a range of unit sizes including a mix of major shop units and smaller store units.
- Convenience floor space.
- Up to 200 dwellings.
- Office use.
- Leisure uses, to improve the quality of leisure facilities.
- a replacement or remodelled library Adequate car parking spaces including multi-storey car parking.
- A new park based around existing watercourses and opening linkages to the Market Square and Fisherton Street.
- Improved cultural area around the Playhouse and City Hall, improving legibility from the new development through the cultural area to Fisherton Street.

Essential Infrastructure Requirements

Education

Contributions towards primary and secondary.

Transportation

Any major infrastructure requirement outcomes identified by the Salisbury Transport Strategy or subsequent transport assessment and travel plan. A transport assessment which sets out how the modal shift promoted at national level will be achieved, including improved, bus, cycle and walking routes.

Green Infrastructure

Formal and informal public open space to be provided on-site including a new park. Adequate land to be set aside for treatment of surface runoff. Incorporation of at least buffer strips adjacent to the river, restricting lighting near river. Construction method statement required with application. Other essential GI and BAP habitat and species requirements will be determined at or prior to master planning.

Flooding

Requirements of SFRA level 2 to be incorporated into design. No development in Flood Zone 3b. Development should be directed to areas of lowest risk from flooding with lower flood depths and velocities. Old landfill sites should be avoided where possible due to the risk of potential contaminants. Culverts both at the site and upstream need to be maintained. Model shows that safe access/egress will be possible via both Churchill Way West and Avon Approach during a 1 in 100 year flood event with climate change.

Heritage

Archaeological investigations should be undertaken prior to finalisation of the site design with the design responding to finds.

Drainage and Water

On-site sewers provided by developers with separate systems of drainage. Off-site surface water disposal to local land drainage systems with attenuated discharge to satisfy national regulations is required. May require a pumped discharge and an off-site link sewer to agreed point of connection, subject to engineering appraisal and network modelling to confirm the scope and extent of capacity improvements. There is a high probability of capacity improvements being necessary associated with downstream overflows to reduce risk of pollution and maintain water quality. A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and their threat to protected species as well as its implementation.

Renewable Energy

10% renewable energy generated on or near the site.

These infrastructure requirements will be negotiated and delivered on a site by site basis as part of section 106 agreements until the Wiltshire wide DPD on planning obligations to incorporate the CIL, setting out a tariff approach is adopted.

Place Shaping Requirements

As the site sits in a sensitive location between two river courses of the River Avon SAC any proposal will also need to meet the following requirements:

- softening the hard edges of the river to provide better marginal habitat for wildlife including improved cover for fish and invertebrates
- meet the requirements of Core Policies 68 (Water Resources) and 69 (Protection of the River Avon SAC) of this Core Strategy

- be designed and provide for flood defences and mitigation measures in accordance with the SFRA level 2 for the site
- protection of views of Salisbury Cathedral
- a development that upgrades public open space including riverside walks
- a holistic approach to addressing the piecemeal nature of car parking, rear aspects of properties and land ownerships in a comprehensive manner
- a development that is well integrated and opens up links to Fisherton Street, Market Walk and the surrounding City Centre
- retention and enhancement of the 'Shopmobility' scheme continued provision of public toilets
- massing of new development respects the scale and building forms of the historic urban fabric
- the development can protect and enhance both the built and natural conservation interests surrounding the site
- the character of the development creates a sense of place that responds to and is sympathetic to locally distinctive patterns of development
- providing a high quality public realm that promotes public spaces that are attractive, safe, uncluttered and work effectively for all in society.

Strategic Linkages

Provision of a key link in the retail circuit of Salisbury, particularly between the High Street, Fisherton Street and Market Place/Castle Street.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the local planning authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

Key Delivery Milestones, Monitoring and Review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the local planning authority that this site can be brought forward within the first five years.

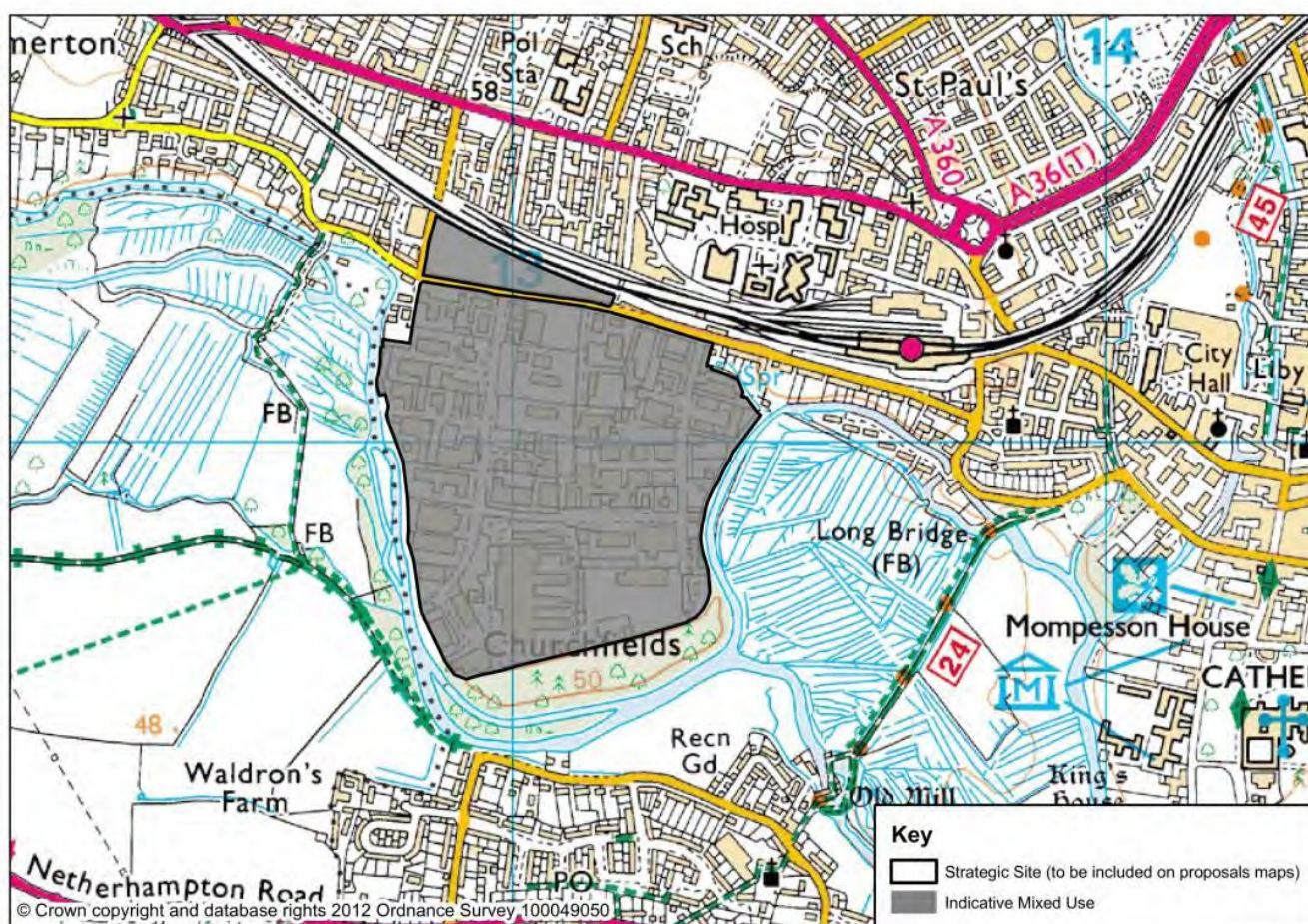
In order to expedite the delivery of development within this period the council will work closely with the developers and landowners to facilitate delivery, and will expect to see significant, tangible progress towards a planning application following the date of adoption of the Core Strategy. This work should include master planning, community engagement and progress on the necessary assessments. If the council is concerned that significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, a review into the delivery of the site will be instigated. This review will comprise:

- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether

- market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
 - using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community
 - as a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

Churchfields and the Engine Sheds, Salisbury



Site Description

A major employment site serving Salisbury. The site accommodates approximately 200 businesses of varying types and size on 33 hectares. It lies to the west of Salisbury city centre and to the south of the railway line, close to the railway station. The east, south and west of the site is bounded by the River Nadder (part of the River Avon SAC), with water meadows beyond. To the west of the engine shed site lies Cherry Orchard Lane with residential development beyond. To the east is Ashfield Road. Both Cherry Orchard Lane and Ashfield Road pass under railway bridges providing northward routes to Wilton Road. The site is currently overgrown with dense scrub and a number of fairly large trees, is a vacant site, and is bounded by the railway line to the north and Churchfields Road to the south and residential development to the west.

Objectives of the Development

To develop a housing led mixed use redevelopment of around 1,100 dwellings and retaining 5 ha of employment through a high quality master plan, which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location, in a manner which complements the existing community and makes a significant strategic contribution to meeting local housing needs of south Wiltshire.

Specific issues to be addressed are:

- project alignment with the LDF to ensure there is adequate and appropriate land available to allow a successful decant for existing employers in and around Salisbury so the existing protective policy preventing change of use away from employment can be relaxed
- redevelopment that sympathetically capitalises on the assets of the site, such as proximity to water meadows, town path, Harnham and cathedral views
- master planning to be undertaken for both sites to ensure that the two developments integrate
- providing green links from the east and west of the River Nadder, to contribute towards the environmental and ecological aspirations of the Salisbury Vision
- the incorporation of a central green to act as a focal point and encourage vitality
- a mix of heights of up to 6 storeys determined by detailed context planning in and making features of key vista to the cathedral
- to provide an element of carbon neutral homes maximising the site's south facing orientation.

Site Constraints

- Poor access through narrow rail bridges and via residential areas.
- Potential land contamination (including former land fill site, abattoir and steam engine shed).
- Protection and proximity of the River Avon SAC.
- Salisbury city centre Air Quality Management Area.
- Protection of views of Salisbury Cathedral.
- Interdependencies with the Waste Site Specific Allocations DPD to find a suitable decant site for the
- Household Recycling Centre currently on site.
- Flooding.

Engine shed

- Issue over level of site, which appears to be mainly 2-3m above that of Churchfields Road: investigations need to be made as to whether this is artificial or natural.
- 3m high blank retaining wall along Churchfields Road provides an unattractive 'dead' frontage. Proximity to railway line.

Land Uses and Quanta of Development

- Approximately 1100 dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 43.
- 5 ha of employment land.
- Public open space.
- Local neighbourhood centre
- Primary school.

Essential Infrastructure Requirements

Education

- 2 form entry primary school. Contributions towards secondary education.

Transportation

Any major infrastructure requirement outcomes identified by the Salisbury Transport or subsequent transport assessment and travel plan. A transport assessment which sets out how the modal shift promoted at national level will be achieved, including improved, bus, cycle and walking routes. The site's proximity to the city centre and railway station provides opportunities for the implementation of strong demand management techniques to be applied.

Green Infrastructure

Formal and informal public open space to be provided on-site including a central green and green corridors adjacent to the River Nadder. Off-site contributions may also be required. Incorporating a significant buffer strip adjacent to river. Woodland habitat creation to create buffer, to help absorb additional public pressure. Identifying suitable recreational areas within the site to reduce pressure on river corridor. Restricting lighting near river. Adequate land to be set aside for treatment of surface runoff. Other essential GI and BAP habitat and species requirements will be determined at or prior to masterplanning.

Flooding

Requirements of SFRA level 2 to be incorporated into design and resilience planning measures. Much of the site is within Flood Zone 1. Future development should be situated in this zone. Highly vulnerable' uses in Flood Zone 2 will have to pass the Exception Test. If development is necessary to the north west of the site, development should be directed towards the areas of lowest risk. On old landfill sites, contaminated land poses additional problems because of the risk that polluted groundwater/leachate may be generated. The proposed drainage system must not remobilise any contaminants and infiltration should not therefore be used unless a full study of groundwater flow paths is undertaken. SUDS techniques that utilise infiltration should not be used here.

Drainage and Water

Existing supply mains provide limited capacity at peak demand. Redevelopment of this site will therefore require additional capacity with off-site reinforcement. On-site sewers provided by developers with separate systems of drainage also required. Sewer diversions may be required to accommodate development proposals. Surface water disposal to local land drainage systems with attenuated discharge needed to satisfy PPS25. Improvements required to downstream overflows to reduce risk of pollution and maintain water quality. Additional capacity improvements to foul water sewers may be needed subject to engineering appraisal. A contribution towards a management and mitigation of phosphate levels in the River Avon SAC catchment and their threat to protected species as well as its implementation.

PCT

Financial contribution towards new or improved doctors and dentist surgeries.

Emergency Services

Contributions towards the fire service for new or improved fire stations in order to provide a comprehensive and flexible responses to future emergencies.

Renewable Energy

- 10% renewable energy generated on or near the site.

These infrastructure requirements will be negotiated and delivered on a site by site basis as part of Section 106 agreements until the Wiltshire wide DPD on planning obligations to incorporate the CIL, setting out a tariff approach is adopted.

Place Shaping Requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of the site needs to specifically address:

- views to the cathedral as an integral part of the site layout and design linkages and enhancement of the water meadows and town path
- provision of green links from the east and west of the River Nadder to contribute towards the environmental and ecological aspirations of the Salisbury Vision
- incorporation of a central green to act as a focal point and encourage vitality
- a mix of heights of up to 6 storeys on the Churchfields site determined by detailed context planning significant landscape buffer planting to the river
- pedestrian, public transport and cycle linkages to the city centre, including integration with the Railway Station Interchange.
- integration of both sites with each other and with existing residential uses orientation of the Engine Sheds site to maximise solar gain.

Strategic Linkages

- Pedestrian, public transport and cycle linkages to the city centre, including integration with the Railway Station Interchange.
- Linkages and enhancement of the water meadows and town path.
- Provision of green links from the east and west of the River Nadder to contribute towards the environmental and ecological aspirations of the Salisbury Vision.
- Incorporation of a central green to act as a focal point and encourage vitality.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan. This master plan will guide the private sector led delivery of the site. The site will also include the need for some site assembly and management of 'decanting' or moving of existing businesses. There is an opportunity for some of the 'dirtier' uses, such as the household recycling centre, to move to the former Imerys quarry site and there are consequently interdependencies. In addition, decant of other uses will be dependent upon other employment sites within this Core Strategy coming forward.

Key delivery milestones, monitoring and review

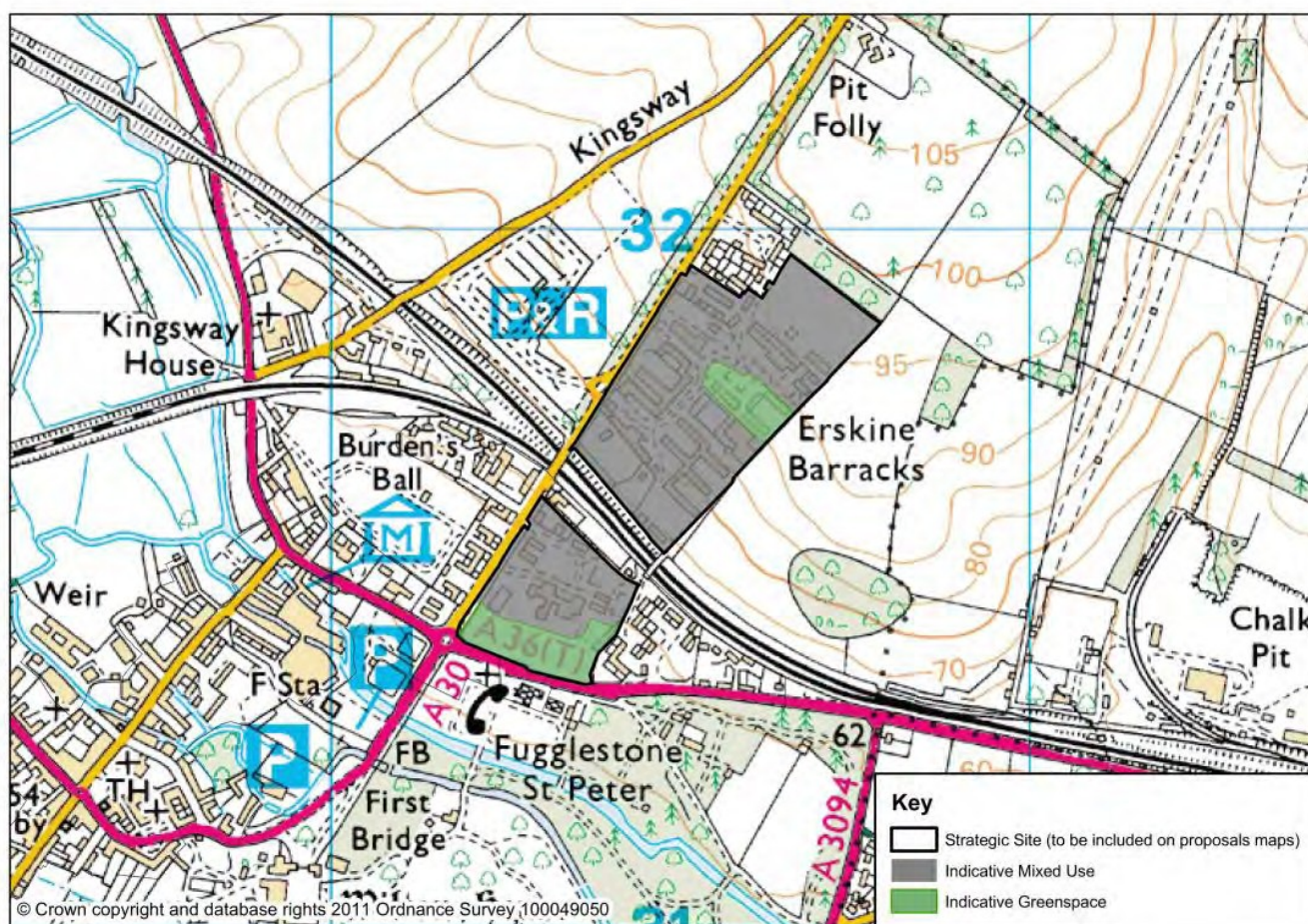
This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the local planning authority that this site can be brought forward within the first five years.

In order to expedite the delivery of development within this period the council will work closely with the developers and landowners to facilitate delivery, and will expect to see significant, tangible progress towards a planning application within 18 months of the date of adoption of the Core Strategy. This work should include master planning, community engagement and progress on the necessary assessments. If the council is concerned that significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, a review into the delivery of the site will be instigated. This review will comprise:

- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
- using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community
- as a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

UK Land Forces Head Quarters, Wilton



Site Description

This site is situated approximately 0.7 km to the north of the centre of Wilton. It is to the east of The Avenue and the north of the A30 and Wilton Conservation Area. The site is divided into two parts to the south west and north east of a railway embankment. Beyond the A36 at the southern end of the site is Wilton Park (a registered historic park and garden). To the east of the northern part of the site falls there is agricultural land and to the south residential dwellings. The site is currently used for a mixture of military offices and accommodation.

Objectives for the Development

To develop around 450 new homes and a minimum of 3 hectares of employment land to provide a minimum of 1200 jobs, to match those that will be lost due to the military site closing. The development should be of a high quality which delivers an appropriate sense of place in accordance with the south Wiltshire design guide 'Creating Places' in a sustainable location close to Wilton, in a manner which complements the existing community and makes a significant contribution to meeting local housing needs in south Wiltshire, whilst improving the number and range of jobs available in the local area.

Specific issues to be addressed are:

- to replace the employment opportunities lost by the MoD relocation to Andover
- replacing the contribution the MoD jobs make to keeping existing shops and services in Wilton town centre viable
- strategic gap to ensure Wilton retains its independent character and does not become merged with Salisbury
- to deliver a development that conserves and enhances views into and out of the Wilton Conservation Area including Wilton Park and House
- conservation of the historic gateway to Wilton along The Avenue.

Site Constraints

- Potential coalescence between Salisbury and Wilton: a strategic landscape belt to be retained. Setting and views to and from Wilton Park and Wilton Conservation Area.
- Existing residential amenity to the east of the southern part of the site. Numerous mature trees on the site.
- Potential impact on amenity of noise from the railway that divides the site and the A36 adjoining the southern half of the site.
- Links between the northern and southern parts of the site and to Wilton.
- Proximity to River Nadder (part of River Avon SAC).
- Salisbury Air Quality Management Area on Wilton Road

Land Uses and Quanta of Development

- Around 450 new dwellings of which 40% will be affordable. The breakdown will be as detailed in Core Policy 43.
- A minimum of 3 hectares of employment land to provide around 1,200 new jobs and to include some startup units.
- New 1 FE primary school and secondary contributions.
- Public open space.

Essential Infrastructure Requirements

Education

1 form entry Primary school and either a secondary contribution or assistance towards construction of new 'Salisbury High School'.

Transportation

Any major infrastructure requirement outcomes identified by the Salisbury Transport Strategy or subsequent transport assessment and travel plan. New access including improvements to the junction between the A360 and The Avenue and at the A30. A transport assessment which sets out how the modal shift promoted at national level will be achieved, including improved, bus, cycle and walking routes.

Green Infrastructure

Formal and informal public open space to be provided on site. New woodland, hedges and standard trees to connect retained hedges and woodland and ultimately link River Avon. Improved linkages and contributions towards improvements to Wilton House historic park and garden and links through to proposed Fugglestone Red development. Other essential GI and BAP habitat and species requirements will be determine at or prior to master planning.

Heritage

Site design and massing of buildings enhances views from Wilton Park and the setting of Wilton. Design and massing is sensitive to its location on rising ground. The existing tree belt along the southern road frontage is retained and enhanced as a backdrop to Wilton Park. Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow. The open character of the land to the east of the development site is maintained as it also features in views from Little Park. Possible enhancements of The Avenue.

Drainage and Water

No off-site reinforcement required for this redevelopment. Capacity available to serve this level of development. Existing site served by private sewers, on site sewers provided by developers with separate systems of drainage will be required. Off-site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25. Off-site foul sewer to agreed point of connection to public sewer system. There is a low probability that downstream improvements will be required and will need to be confirmed by engineering appraisal to confirm the scope and extent of any capacity improvements. Existing railway at the southern boundary may restrict gravity discharge from the site. A contribution towards management and mitigation of phosphate levels in the River Avon SAC and their threat to protected species as well as implementation.

PCT

Financial contribution towards new or improved doctors and dentist surgeries.

Emergency Services

Contributions towards the Fire Service for new or improved fire stations in order to provide a comprehensive and flexible responses to future emergencies.

Community Facilities and Services

Need to deliver a local centre to provide the local access to basic services this area currently lacks.

Renewable Energy

10% renewable energy generated on or near the site.

These infrastructure requirements will be negotiated and delivered on a site by site basis as part of section 106 agreements and the Wiltshire wide DPD on planning obligations to incorporate the CIL, setting out a tariff approach is adopted.

Place Shaping Requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- tree planting to protect key views from Wilton Park the Avenue to be retained and enhanced

- massing and design of buildings sympathetic to Wilton Conservation Area
- lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow
- show how the new neighbourhood can be integrated into the existing community of Wilton, both residential and commercial and into the built and natural environment
- employment land should not comprise development that will cause a nuisance to the new or existing residents
- the Avenue not to be widened or subject to major road improvements
- a significant green buffer retained between the built up areas of Salisbury and Wilton.

Strategic Linkages

Improved linkages with the built up areas of Wilton, Wilton House historic park and garden and the site at Fugglestone Red.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a Master Plan. This Master Plan will guide the private sector led delivery of the site.

Key delivery Milestones, Monitoring and Review

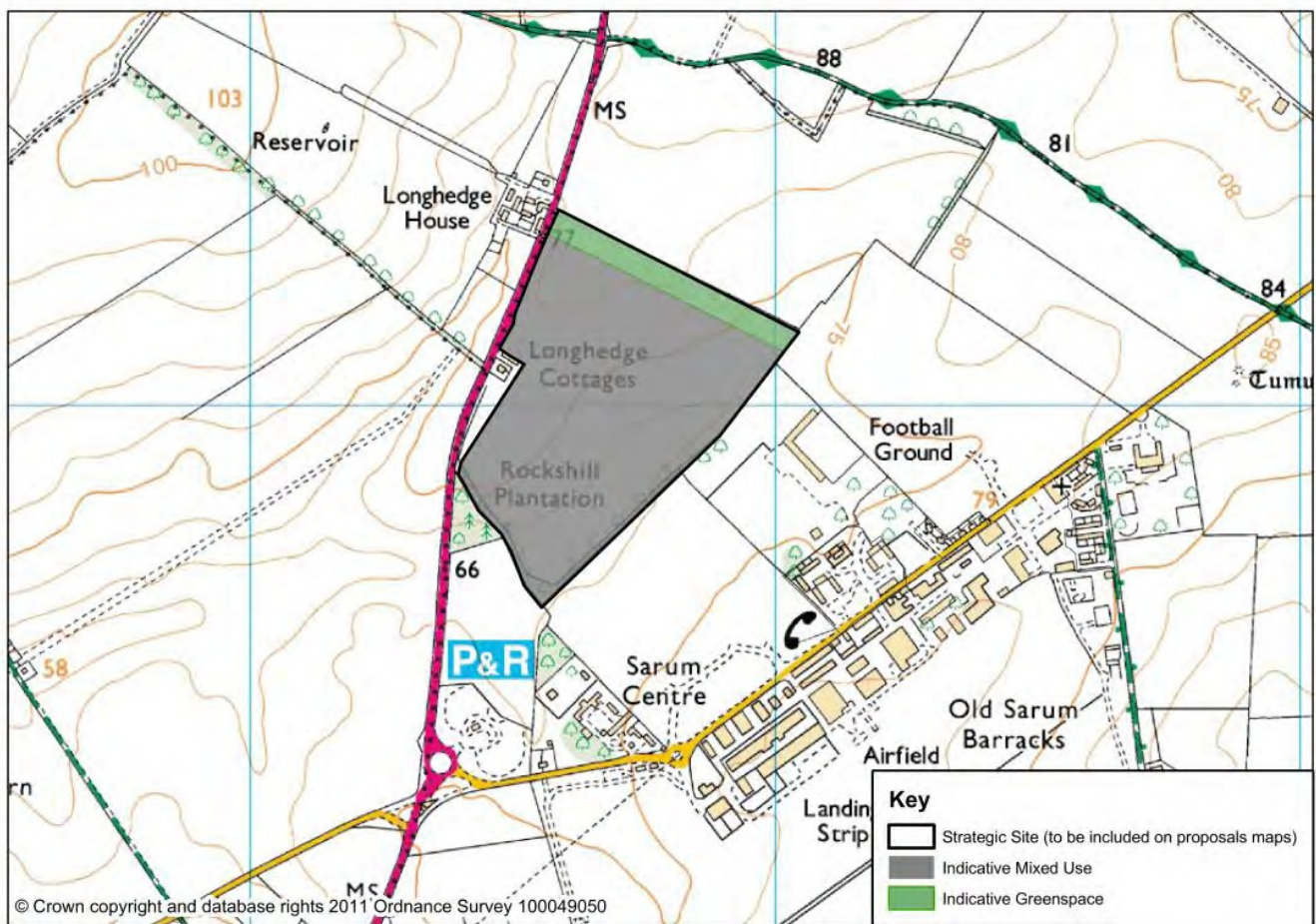
This site has been chosen not only because strategically, environmentally, meeting local needs and consultatively it is a favoured site, but also because of the clear threats that the MoD vacating the site can have on the viability and vitality of Wilton. Early discussions with landowners have indicated to the local planning authority that this site needs to be developed in the first five years of the plan in order to mitigate the potential impacts on Wilton and also to satisfy rules for the disposal of 'Crown' land.

In order to expedite the delivery of development within this period the council will work closely with the developers and landowners to facilitate delivery, and will expect to see significant, tangible progress towards a planning application within 18 months of the date of adoption of the Core Strategy. This work should include master planning, community engagement and progress on the necessary assessments. If the council is concerned that significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, a review into the delivery of the site will be instigated. This review will comprise:

- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
- using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community
- as a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy

Longhedge, Old Sarum, Salisbury



Site Description

The site is located to the north of Salisbury city, to the north east of Old Sarum and the A345. To the south of the site is the Beehive Park and Ride site, largely screened by trees, and a small area of employment land. To the east is an employment site and Old Sarum Airfield, which is a conservation area. To the immediate east is an existing Local Plan allocation site, where detailed planning permission has been granted for 600 dwellings and building has commenced. This site lies to either side of the Salisbury City Football Club stadium.

Objectives for the Development

To develop a housing led mixed use development of 450 dwellings and 8 ha of employment, through a high quality master plan which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location, in a manner which complements the existing community and makes a significant strategic contribution to meeting local housing needs of South Wiltshire. Specific issue to be addressed are:

- The introduction of additional dwellings to the Old Sarum area will add a critical mass to secure the delivery and viability of planned and new local facilities to create a more self-contained community based around a neighbourhood centre.

- The provision of employment opportunities for both new investment and decant from Churchfields.

Site Constraints

- Football stadium and airfield noise will need to be mitigated.
- Highways impact on Castle Road and wider area, and associated impact on air quality
- Impact on setting of Old Sarum SAM and Old Sarum Airfield Conservation Area.
- High potential for unknown archaeology on the site.
- Street lighting designed to minimise light pollution and sky glow.
- Salisbury Air Quality Management Area

Land Uses and Quanta of Development

The site comprises approximately 51ha and will accommodate a mix of employment and housing. The site will deliver approximately 450 dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 43. Community infrastructure and approximately 8ha of employment land which will include general industrial, office, research and development, storage and distribution, but exclude retail.

Essential Infrastructure Requirements

Education

- 2 form entry primary school and financial contributions for secondary.

Transportation

- Any major infrastructure requirement outcomes identified by the Salisbury Transport Strategy or subsequent transport assessment and travel Plan. A transport assessment which sets out how the modal shift promoted at national level will be achieved, including improved, bus, cycle and walking routes and possible junction improvements at Beehive roundabout, opportunities for cycle and footpath links to Salisbury city centre, Beehive Park and Ride and other strategic sites.
- Implementing measures to prevent overloading of Castle Road and potential contribution to Beehive Park and Ride.

Green Infrastructure

- Formal and informal public open space to be provided on site.
- Strategic landscape plan required to ensure opportunities to improve views from Old Sarum, through the screening of existing functional buildings.
- The strengthening of existing tree belts at the site.
- Other essential GI and BAP habitat and species requirements will be determined at or prior to master planning.

Flooding

- A flood risk assessment will be required and satisfy the requirements of national regulations should be made to the Level 1 SFRA.

Drainage and Water

- This should pay particular attention to drainage and the control of surface water by the use of SUDS. Engineering assessment of water and foul sewer drainage at the site and potential capacity improvements at Petersfinger sewerage works and potable water capacity
- Cumulative development within the upstream catchment at Old Sarum, Hampton Park and Longhedge developments will trigger significant works with new relief sewer to ensure that risk from sewer flooding is resolved.
- A contribution towards a management and mitigation of phosphate levels in the River Avon SAC and their threat to protected species as well as its implementation.

PCT

Financial contribution towards new or improved doctors and dentist surgeries.

Emergency Services

- Contributions towards the fire service for new or improved fire stations in order to provide a comprehensive and flexible responses to future emergencies. Community Facilities and Services: Additional community facilities and services to complement and reinforce the viability of the already planned district centre.

Renewable Energy

- 10% renewable energy generated on or near the site.

These infrastructure requirements will be negotiated and delivered on a site by site basis as part of section 106 agreements and the Wiltshire wide DPD on planning obligations to incorporate the CIL, setting out a tariff approach is adopted

Place Shaping Requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Density and building height of development will vary in response to the visual sensitivity of different parts of the site allowing a balance between built and 'green areas' with a higher density of development in the southern part of the site through to predominantly 'green / planted areas'. This 'topographical progression' of development would be matched by a 'structural landscape / green infrastructure progression' in order to minimise visual impact and help to maintain an appropriate landscape setting for Old Sarum.
- Retaining and strengthening the landscape elements of the site to inform the layout of development and allowing it to relate, respond and assimilate with the surroundings.
- Embedding the majority of the new development within a newly established network of green corridors and strategic landscaping.
- Ensuring the design responds to a detailed analysis of the historic environment; safeguards key views to and from Old Sarum and; integrates the sites important archaeology.
- Overall building mass is in keeping with the rural setting.

- i. Key views to and from Old Sarum and impact on the SAM.
- ii. Show how the new neighbourhood can be integrated into the existing community, both residential and commercial and into the built and natural environment.
- iii. Employment land should not comprise development that will cause a nuisance to the new or existing residents.

Strategic Linkages

Linkages with the existing allocated site at Old Sarum to ensure that the new communities can integrate and function as one

Delivery Mechanism

This site should be the subject of partnership working towards based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will show integration with the existing proposed development of 650 dwellings at Old Sarum.

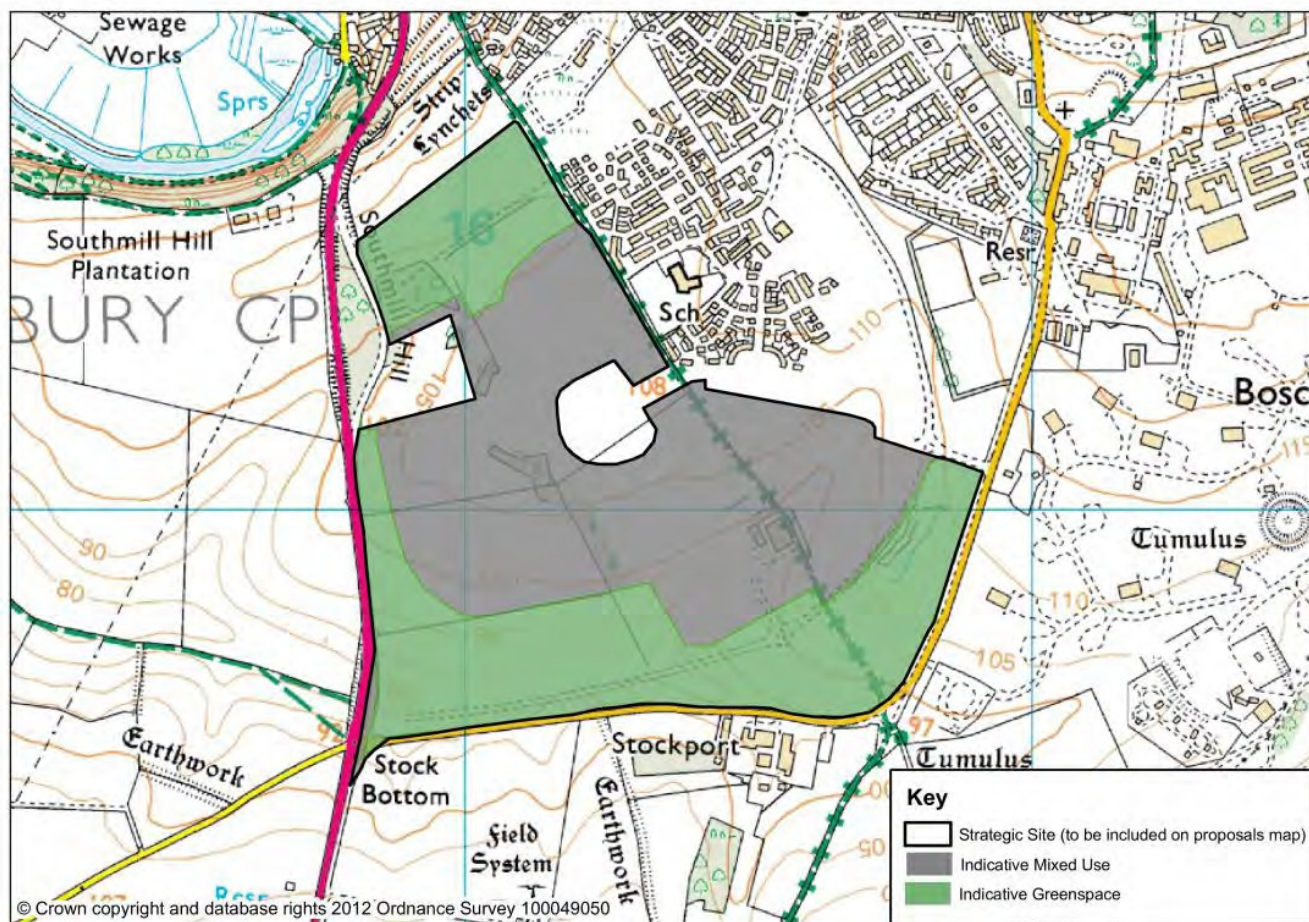
Key delivery Milestones, Monitoring and Review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to expedite the delivery of development within this period the council will work closely with the developers and landowners to facilitate delivery, and will expect to see significant, tangible progress towards a planning application within 18 months of the date of adoption of the Core Strategy. This work should include master planning, community engagement and progress on the necessary assessments. If the council is concerned that significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, a review into the delivery of the site will be instigated. This review will comprise:

- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
- using the council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and
- as a last resort, if the council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy

King's Gate, Amesbury



Site Description

The site is located to the south of Amesbury and comprises former agricultural land. The site is bounded by residential development. Agricultural land surrounds the site on the western and southern boundaries, which is in turn bounded by the A345 to the west and Stockport Road to the south and east. There is further open agricultural land beyond Stockport Road and beyond the A345. Former military housing and MoD outdoor sports facilities are located to the east of the site, beyond which lies the Boscombe Down Military Garrison.

Objectives for the Development

To develop 1,300 houses through a high quality development, which delivers an appropriate sense of place in accordance with the south Wiltshire design guide 'Creating Places' in a manner which complements the existing development at Archer's Gate and makes a significant strategic contribution to meeting local housing needs of south Wiltshire. The site master plan should:

- make provision for a new wing of the existing Amesbury Archer primary school
- allocate land for an additional 1 form entry primary school
- ensure any new development respects the scale, setting and form of the existing

settlement and appropriate design and mitigation measures are put in place to accommodate new development without significant adverse effects on key views to and from upper chalk downland slopes

- explore the potential to soften visually harsh and abrupt settlements edges in this area through a strong structure of tree and shrub planting and to ensure that the new development does not encroach onto previously identified amenity land, but compliments the Archers Gate Master Plan
- take account of the Special Landscape Area which abuts the western edge of the site and ensure that the built form integrates well with existing natural features. Development would need to ensure a sensitive interface between the natural and man-made setting, and
- make provision for the introduction of local facilities to create a more self-contained community based around the existing Archers Gate neighbourhood centre.

Site Constraints

- Potential impact on the River Avon SAC.
- Possible protected species including badgers, birds, reptiles.
- Existing tree belt.
- Area of Special Archaeological Significance. The strip lynchets to the north west of the site are a Scheduled Ancient Monument.
- Proximity to Boscombe Down military airfield and noise implications
- Special Landscape Area abutting the western edge of the site.

Land Uses and Quanta of Development

- 1,300 houses of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 43
- New 1 form entry primary school
- Public Open Space

Essential Infrastructure Requirements

Education

- New wing of existing primary school to be built plus an additional 1 form entry primary school. Secondary contribution to expand Stonehenge School.

Transportation

Any infrastructure requirement outcomes to be identified by the Transport Assessment which will cover the following.

- An updated Transport Model based on updated traffic counts and traffic generation impact assessments on the local network including the links to the site and the town centre.
- An assessment of the effectiveness of the double-mini roundabout on the junction of Underwood Drive and Boscombe Road.
- An assessment of committed development, including the development at Solstice Park. The potential development at Boscombe Down.
- A pedestrian and cyclist audit of the link between Byway 20 and the town centre.

Green Infrastructure:

- Formal and informal public open space to be provided on site.
- Site should look to minimise impact on River Avon SAC.
- New chalk grassland habitat in several connected blocks each of minimum 1 ha, located to connect with grassland habitat to south and east.
- New hedgerow planting especially within new chalk grasslands to encourage farmland birds and butterflies.
- New grassland and wood habitat to link this habitat into the landscape, depending on possible future use of this area.
- Other essential GI and BAP habitat and species requirements will be determined at or prior to master planning.

Drainage and Water

A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and the threat to protected species as well as its implementation.

PCT

- Possible provision of land or financial contribution towards new or improved doctors and dentist surgeries.

Emergency Services

- Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.

Community facilities

- Additional facilities and services to complement and reinforce the viability of the already planned district centre.

Renewable Energy

- 10% renewable energy generated on or near the site.

These infrastructure requirements will be negotiated and delivered on a site by site basis as part of section

106 agreements and the Wiltshire wide DPD on planning obligations to incorporate the CIL, setting out a tariff approach is adopted.

Place Shaping Requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, the master plan should:

- ensure the built form integrates well with existing natural features
- ensure that building design and massing respect the edge of settlement location
- show how the new development will integrate with earlier phases of development at

Archers Gate take account of the adopted design code

- development to be set back from the northern boundary and limited in height to two storeys to protect views from the designed parkland at Amesbury Abbey and water meadows and limited any adverse impact to the setting of the Stonehenge World Heritage Site
- strategic landscape buffer to the north of the site to minimise the landscape impact of development retain, strengthen and extend existing tree screens to the north of the site
- lighting not to exceed the height of the development and designed to minimise light pollution and skyglow, and
- appropriate design and mitigation response of the important archaeology identified by a programme of evaluation

Strategic Linkages

Linkages with the existing allocated site at Archers Gate to ensure that the new communities can integrate and function as one.

Delivery Mechanism

The site should be the subject of partnership between private and public sector based on frontloading a master plan. This master plan will guide the private sector led delivery of the site.

Key Delivery Milestones, Monitoring and Review

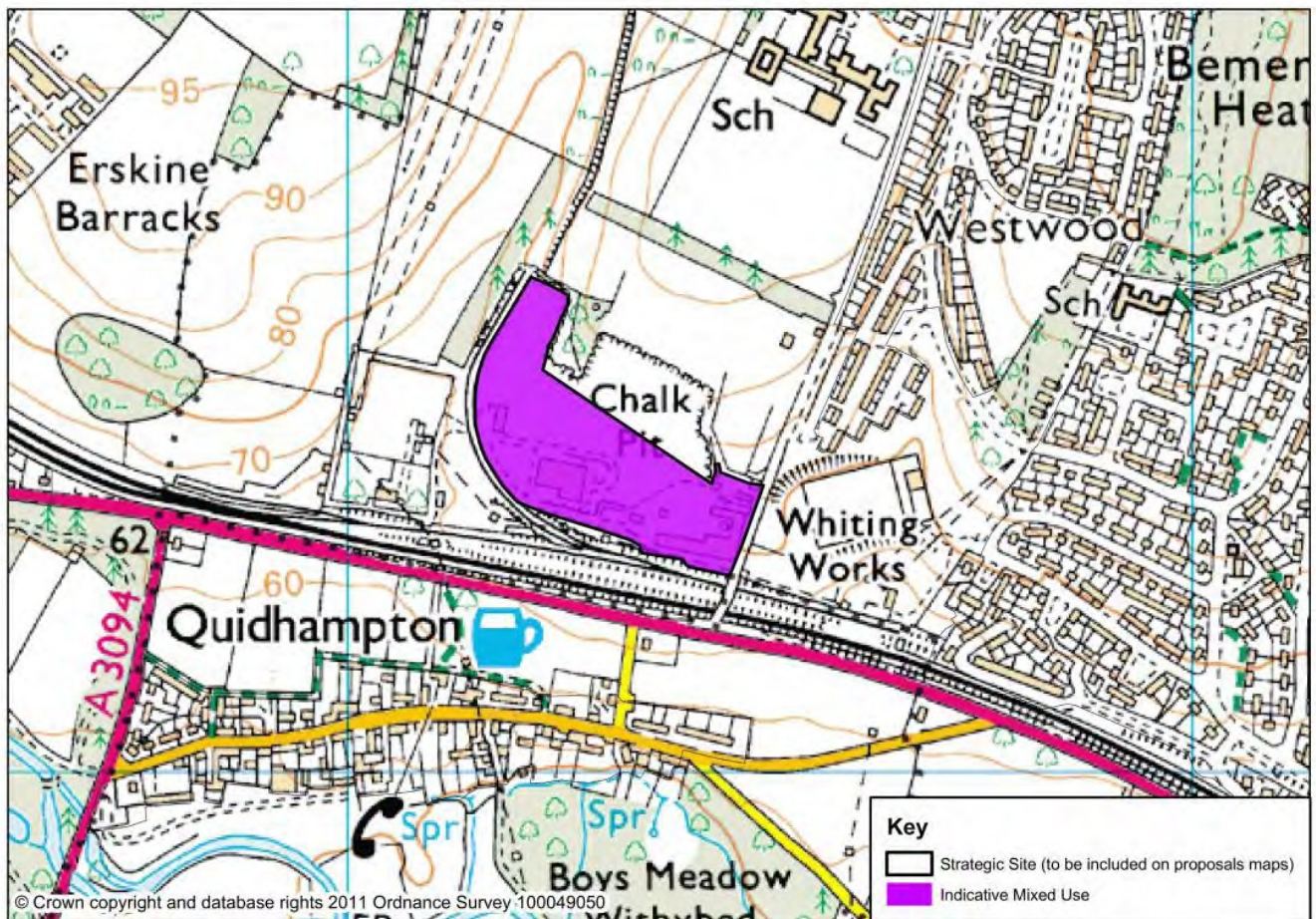
This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years.

In order to expedite the delivery of development within this period the council will work closely with the developers and landowners to facilitate delivery, and will expect to see significant, tangible progress towards a planning application within 18 months of the date of adoption of the Core Strategy. This work should include master planning, community engagement and progress on the necessary assessments. If the council is concerned that significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, a review into the delivery of the site will be instigated. This review will comprise:

- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
- using the Council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and
- as a last resort, if the Council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

Former Imerys Quarry, Salisbury



Site Description

The Imerys site is located between Wilton and Salisbury, immediately north of the A36 and the railway line. To the north of the site is an existing secondary school (Salisbury High School) and to the east is recreation space. It falls partly within the Larkhill and Winterbourne Chalk Downland Landscape Character Area and is in a slightly elevated position with the natural ground level sloping in a south westerly direction.

Objectives for the Development

To develop 4 ha of employment land through a high quality development which delivers a sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location close to Salisbury whilst making the efficient use of previously developed land.

Specific issues to be addressed are:

- restoration of the site
- to deliver a development which conserves and in places enhances the natural environment.

Site Constraints

- Impact on River Avon SAC.
- Possible protected species.
- Cliff face between the quarry and secondary school. Areas of chalk pit and settling pools are undevelopable.
- Access currently gained from A36 over the railway, however railway bridge is narrow and possibly inappropriate for more intensive traffic use.
- Potential coalescence between Salisbury and Wilton
- Retention of railway sidings.
- Salisbury Air Quality Area on Wilton Road.
- No water supply mains close to this development. Development at this site will require off-site connecting supply main from agreed point on the existing network.
- There is no recorded public surface water sewer system in this area. No surface water discharges will be permitted to foul sewer.

Land Uses and Quanta of Development

- 4 ha of employment land

Essential Infrastructure Requirements

Transportation

- Development will be permitted if it can be demonstrated that the operation and highway safety of the A36 is not compromised, non-motorised users can safely access and egress the site, and that suitable sustainable transport options exist for users OR through the completion of a transport assessment and travel plan a package of suitable mitigation measures is identified, agreed with the Highways Agency and implemented prior to operation of the site.

Green Infrastructure

- Site should look to minimise impact on River Avon SAC. Potential for undevelopable areas to create additional habitat.
- Other essential GI and BAP habitat and species requirements will be determined at or prior to master planning.

Drainage and Water

- Development at this site will require off site connecting supply main from agreed point on the existing network.
- On-site sewers provided by developers with separate systems of drainage, limited spare capacity available in local foul network.
- Off-site link sewer to agreed point of connection subject to engineering appraisal.
- Network modelling to confirm the scope and extent of capacity improvements to downstream network. A contribution towards a management and mitigation of phosphate levels in the River Avon SAC catchment and the threat to protected species as well as its implementation.

Emergency Services

- Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.

Renewable Energy

- 10% renewable energy generated on or near the site.

These infrastructure requirements will be negotiated and delivered on a site by site basis as part of section 106 agreements until the Wiltshire wide DPD on planning obligations to incorporate the CIL, setting out a tariff approach is adopted.

Place Shaping Requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- care will have to be taken to ensure the built form integrates well with existing natural features, as well as the proposed development to the north and the existing development to the east
- archaeological investigations are undertaken prior to finalisation of the site design with the design responding to finds, as required by English Heritage
- the tree screen is retained between the development and the road, helping screen views from Wilton Park and providing a green break between the built up areas of Wilton and Salisbury visibility splays at the entrance do not require major tree loss
- development is shelved within the chalk pit and does not exceed the height of the current development on site (which is not visible in views from Wilton Park), and
- lighting is low level and does not intrude above the height of the tree screen and is designed to minimise skyglow.

Strategic Linkages

Linkages with the allocated site Fugglestone Red and existing development to the east of the site so that the new employment community can integrate with the existing.

Delivery Mechanism

The site should be the subject of partnership between private and public sector based on frontloading a master plan. This master plan will guide the private sector led delivery of the site.

Key Delivery Milestones, Monitoring and Review

This site has been chosen not only because strategically it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners have encouraged the Local Planning Authority that this site can be brought forward within the first 5 years.

In order to expedite the delivery of development within this period the council will work closely with the developers and landowners to facilitate delivery, and will expect to see significant, tangible progress towards a planning application within 18 months of the date of adoption of the Core Strategy. This work should include master planning, community engagement and progress on the necessary assessments. If the council is concerned that

significant progress is not being made on the preparation of a planning application, or that, subsequent to the grant of planning permission, as identified through regular monitoring work, there does not appear to be a reasonable prospect of development commencing in a timely manner, a review into the delivery of the site will be instigated. This review will comprise:

- detailed dialogue with the landowner, developer and their agents to ascertain the cause of delay
- an update of the Strategic Housing Market Availability Assessment to identify whether market demand has reduced or is being met through other sources
- a further independent viability study of the site to assess its delivery
- using the Council's influence to try and remove any barriers identified that stand in the way of progress, such as working with statutory consultees and the community, and
- as a last resort, if the Council feels that the new evidence renders the site undeliverable, a new allocation or allocations equivalent to the Strategic Allocation will be considered through the appropriate development plan process.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the strategy.

Appendix B: List of topic papers

In order to identify the challenges that Wiltshire faces and to demonstrate that the proposals in this strategy are truly deliverable, a detailed collation, production and scrutiny of evidence has been used. A detailed collation of this evidence is provided in the series of Topic Papers, which support this strategy.

Topic Paper 1: Climate Change

Topic Paper 2: Housing

Topic Paper 3: Settlement Strategy

Topic Paper 4: Rural Signposting Tool

Topic Paper 5: Natural Environment

Topic Paper 6: Retail

Topic Paper 7: Economy

Topic Paper 8: Infrastructure and Planning Obligations

Topic Paper 9: Built and Historic Environment

Topic Paper 10: Transport

Topic Paper 11: Green Infrastructure

Topic Paper 12: Site Selection Process

Topic Paper 13: Military Issues

Topic Paper 14: Building Resilient Communities

Topic Paper 15: Housing Requirement Technical Paper

Topic Paper 16: Gypsy and Travellers

Appendix C: Housing Trajectory of Wiltshire Core Strategy

Housing land supply

A housing land supply statement is presented in this appendix for the purposes of demonstrating that there is an adequate supply of housing land in accordance with current guidance. The assessment also takes account of additional evidence that has been received since the publication of the July 2014 Housing Land Supply Statement (HLSS). The supply is represented graphically in the housing trajectories.

The housing supply and trajectories are obtained by working with site representatives to establish site specific delivery timetables for all large sites¹¹³ (including permissions, local plan allocations, strategic site allocations, and neighbourhood plan allocations). A standard delivery rate is applied to all small permitted sites.

The framework permits Local Planning Authorities to make an allowance for windfall development across the plan period, where there is compelling evidence that such sites have become available and will continue to provide a reliable source of supply. In Wiltshire, from 2006 to 2011, some 35% of all development was on windfall sites. The delivery strategy supports the delivery of such sites by prioritising brownfield development within the settlement framework. However, the level of windfall permissions has declined in the current housing market and in order to be conservative this reduced level is assumed to come forward over the plan period. It is expected that windfall delivery will pick up with the economy, and this will reduce the requirement to deliver through neighbourhood plans and/or a Site Allocations DPD.

Following the five year period (2014-19) an additional allowance is made for sites delivered through neighbourhood plans and/or a Site Allocations DPD in accordance with the delivery strategy. This conforms to the framework which allows the supply for years 6-10 and 11-15 to be identified at broad locations.

The respective contributions from these sources of supply are represented in the housing trajectories and is summarised in table C1. The contribution from windfall and from neighbourhood plans and/or a Site Allocations DPD are combined in recognition of complementary delivery from these sources.

Table C1: Sources of supply

Housing Market Area	Requirement 2006 - 2026	Housing already provided for		Housing to be identified		
		Completions 2006 -14	Specific committed sites	Strategic sites	Conservative windfall allowance	Remainder to be identified ¹¹⁴
East Wiltshire	5,940	2,713	1,597	695	127	808
North and West Wiltshire	24,740	9,955	4,687	4,840	1,688	3,570
South	10,420	3,547	1991	5,100	449	0

¹¹³ A large sites consists of 10 or more dwellings.

¹¹⁴ This will be delivered through neighbourhood plans and/or a Site Allocations DPD as well as through additional windfall delivery in excess of the conservative allowance.

Wiltshire						
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The above table demonstrates that of the total housing requirement for 42,000 homes, some 35,125¹¹⁵ are identified on specific sites. At the very least a further 2,264 are expected to be delivered on unidentified windfall sites. This leaves at most 4,611 homes to be identified through neighbourhood plans and/or a Site Allocations DPD.

The framework requires that an additional contingency of 5% is demonstrated relative to the five year requirement, and where there has been a record of persistent under-delivery a contingency of 20% is required. This equates to a requirement to demonstrate 5.25 years supply, or with persistent under-delivery 6 years supply.

The current assessment of five year land supply with a base date of April 2014 is presented in table C2.

Table C2: Five year land supply

Area	Housing requirement 2006-2026	Housing completions 2006-2014	Five year housing requirement 2014-2019	Deliverable supply 2014-2019	Number of years deliverable supply
East Wiltshire	5,940	2,713	1,345	1,752	6.52
North and West Wiltshire	24,740	9,955	6,160	6,685	5.43
South Wiltshire	10,420	3,547	2,864	3,203	5.59

It is evident that there is a sufficient level of supply for all Housing Market Areas compared to the requirement including contingency of 5%. The Wiltshire Core Strategy Inspector concluded in his final report that there was no record of persistent under-delivery in any of the Housing Market Areas, and so a sufficient supply is demonstrated.

Gypsy and Traveller land supply

Planning Policy for Traveller Sites (March 2012, DCLG) requires that a sufficient supply of sites are identified for five and ten years and where possible for 15 years.

A number of specific deliverable Gypsy and Traveller sites are known, consisting of those that have achieved permission since April 2011, those that have permission but have not yet been developed. Considering these alone, the land supply assessment in table C3 is achieved.

¹¹⁵ Excluding the permissions for 900 dwellings at Moredon Bridge and Ridgeway Farm, West of Swindon.

Table C3: Gypsy and Traveller land supply¹¹⁶

Housing Market Area	Requirement 2011-16	Completions 2011-14	Requirement 2016-21	Five year land requirement 2014-19	Deliverable supply 2014-19	Years of land supply
North and West Wiltshire	26	27	22	12	10	4.10
South Wiltshire	37	2	19	46	0	0.00
East Wiltshire	3	0	1	4	0	0.00
Wiltshire	66	29	42	62	10	0.80

Wiltshire Council is committed to bringing forward a Gypsy and Traveller Site Allocations DPD which will address the existing deficit in supply. Applications that are submitted before the DPD is prepared will be assessed against the general criteria set in Core Policy 47.

Housing Trajectories

Each HMA housing trajectory shows annual scales of housing development over the plan period. They show dwellings completed each year from 2006 to the present and forecast completions from the present to the end of the plan period. This includes known commitments and an allowance for small windfall sites only and will be supplemented by further sites such as those identified in Neighbourhood Plans and the Housing Site Allocations DPDs as well as on other windfall sites. Delivery rates are informed by evidence collated from each individual house builder about anticipated starts on sites and rates of sales using their market experience, information from council officers and historic delivery rates on similar sized sites.

The profile of housing delivery varies between the HMAs and is illustrated in Figures one to three, which are discussed in turn below. Housing land supply remains relatively strong in the south, reflecting decisions that have already been taken about sites through the adopted South Wiltshire Core Strategy. The trajectory shows a sufficient supply of deliverable land to support a five year supply.

¹¹⁶ The methodology for calculating the 5 year supply of Gypsy and Traveller pitches is currently under review which may result in minor alterations to these figures.

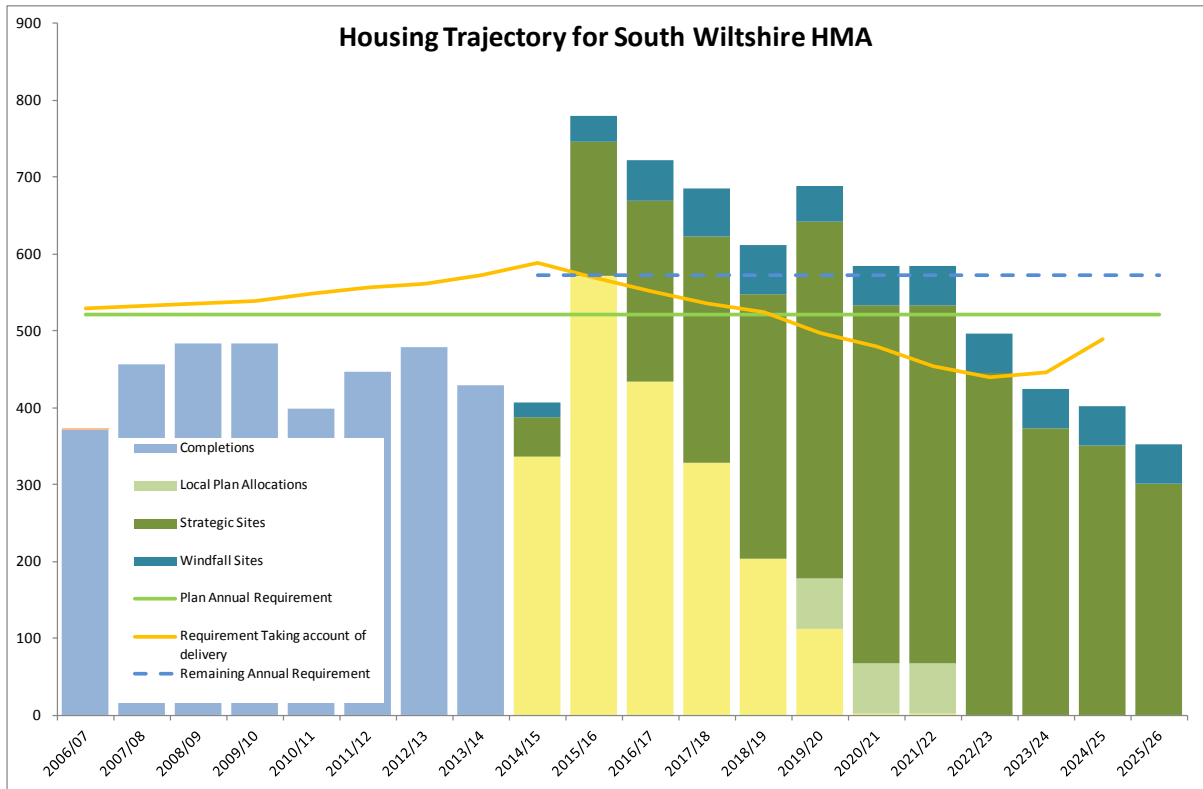


Figure one: Housing Trajectory 2006-2026: South Housing Market Area

The North and West HMA shows the predicted impact of large strategic sites becoming a significant component of land supply now that the WCS is progressing to adoption. It shows a need for more land to be allocated for housing towards the end of the plan period within a Housing Site Allocation DPD and a need for strategic sites to be allocated at Chippenham, as part of the Chippenham Site Allocation DPD. Scheduled for adoption by July 2015¹¹⁷ the Housing Site Allocation DPD will help sustain the higher rates of house building instigated by the growth plans of the core strategy continuing the significant boost to housing supply the trajectory requirements indicate. The trajectory indicates that there is a sufficient supply of deliverable land to support a five year supply.

¹¹⁷ Wiltshire Council Local Development Scheme 2014

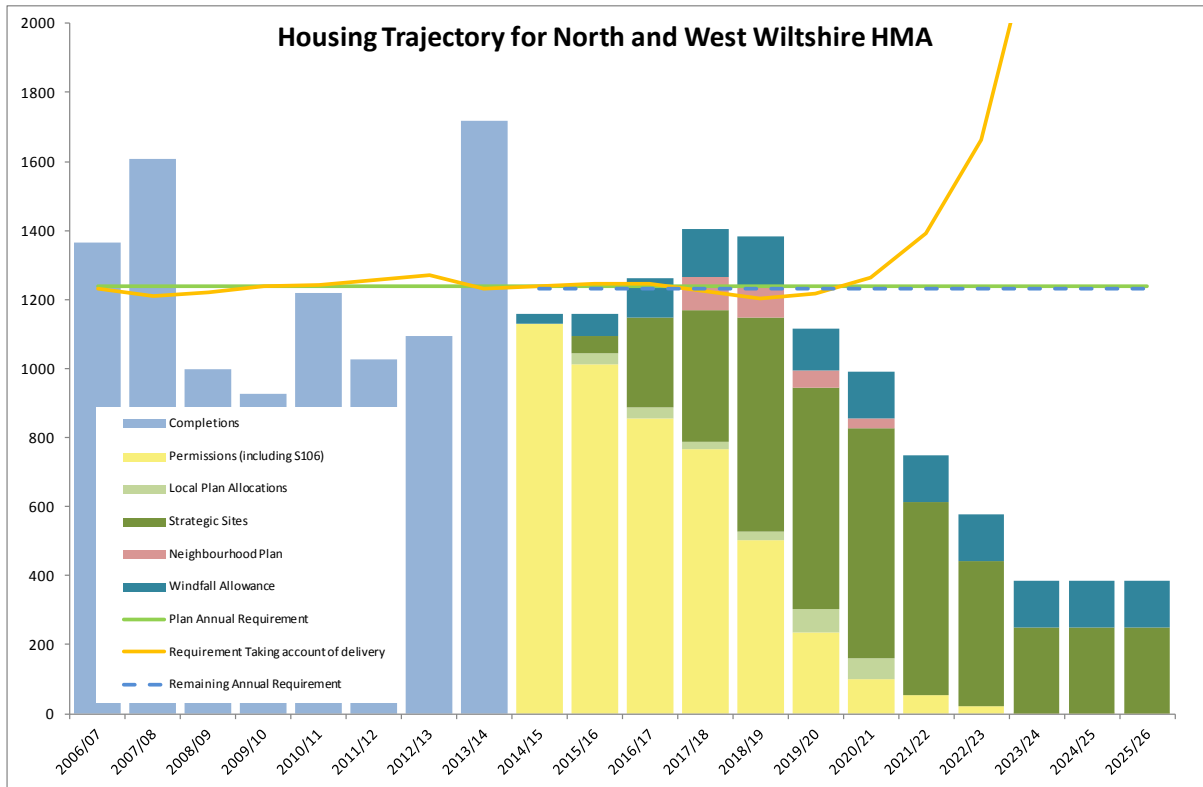


Figure two: Housing Trajectory 2006-2026: North and West Housing Market Area¹¹⁸

The much smaller East HMA shows a similar pattern to the North and West with house building rates from strategic sites expecting to peak in 2016-19 followed by the Housing Site Allocation DPD supplementing land supply with deliverable sites thereafter for the remainder of the plan period. The trajectory shows a sufficient supply of deliverable land to support a five year supply.

¹¹⁸ Strategic site allocations do not include land at Chippenham (former draft strategic sites in the submitted core strategy) considered 'deliverable' in terms of five year housing land supply. This source of supply has not been included.

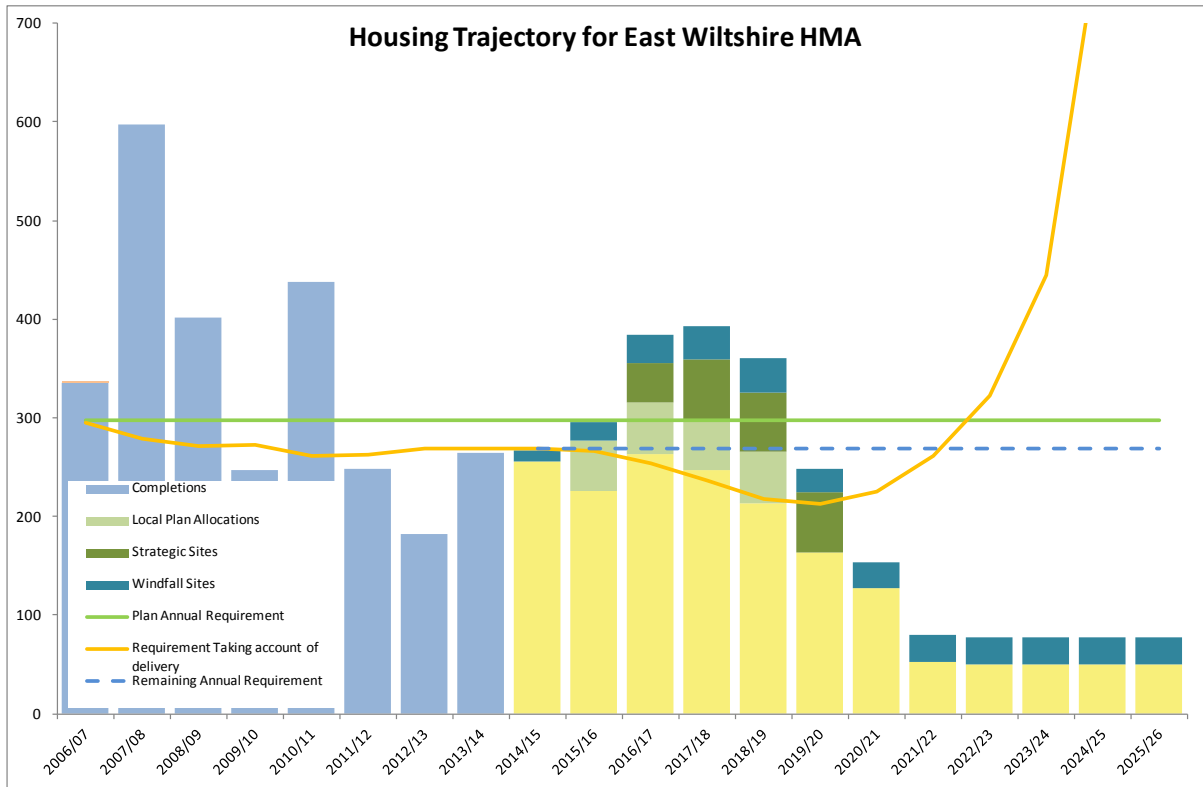


Figure three: Housing Trajectory 2006-2026: East Housing Market Area

Affordable housing trajectory for the Wiltshire Core Strategy

The National Planning Policy Framework requires Local Planning Authorities to illustrate the expected rate of affordable housing delivery through an affordable housing trajectory.

East HMA Affordable Housing Trajectory

Figure Four below identifies the affordable housing trajectory for the East Housing Market Area.

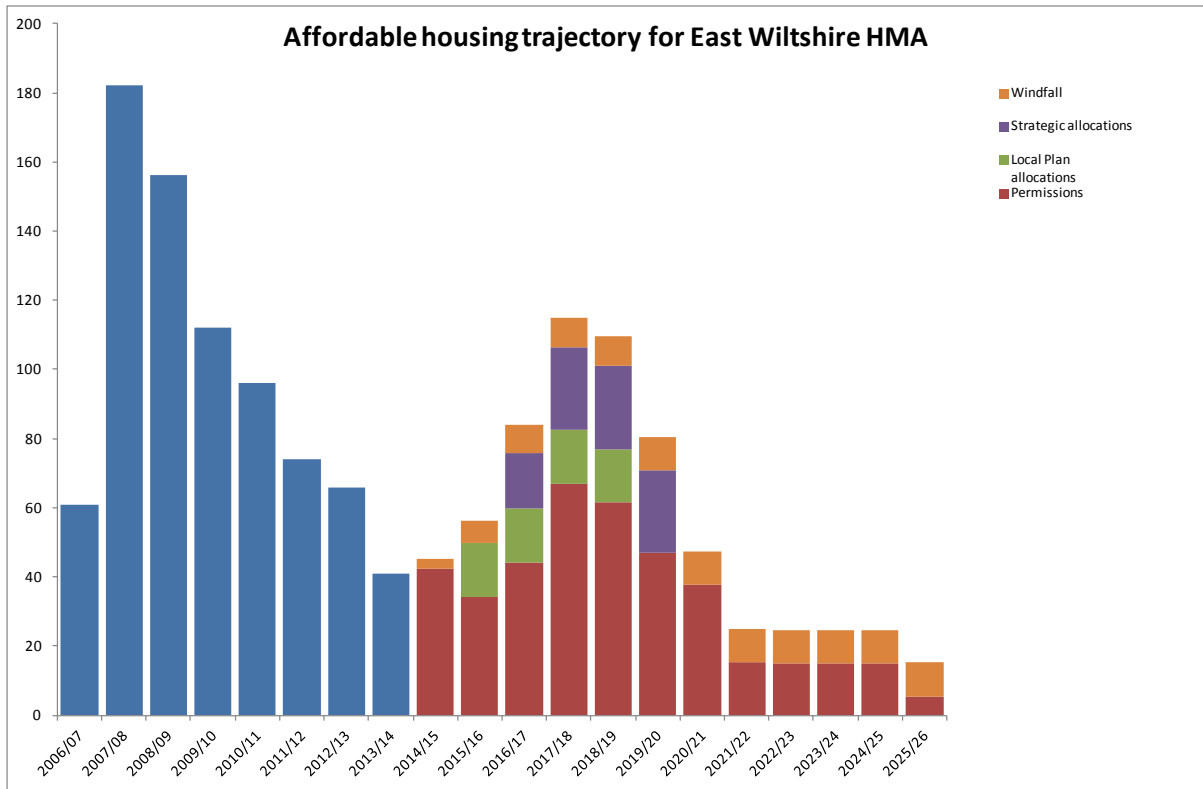


Figure Four – East HMA Affordable Housing Trajectory

The number of affordable completions for the East HMA between 2006 and 2014 totals 788 dwellings. This is equivalent to 29% of all completions within the East HMA during this period.

North and West HMA Affordable Housing Trajectory

Figure Five below identifies the affordable housing trajectory for the North and West Housing Market Area.

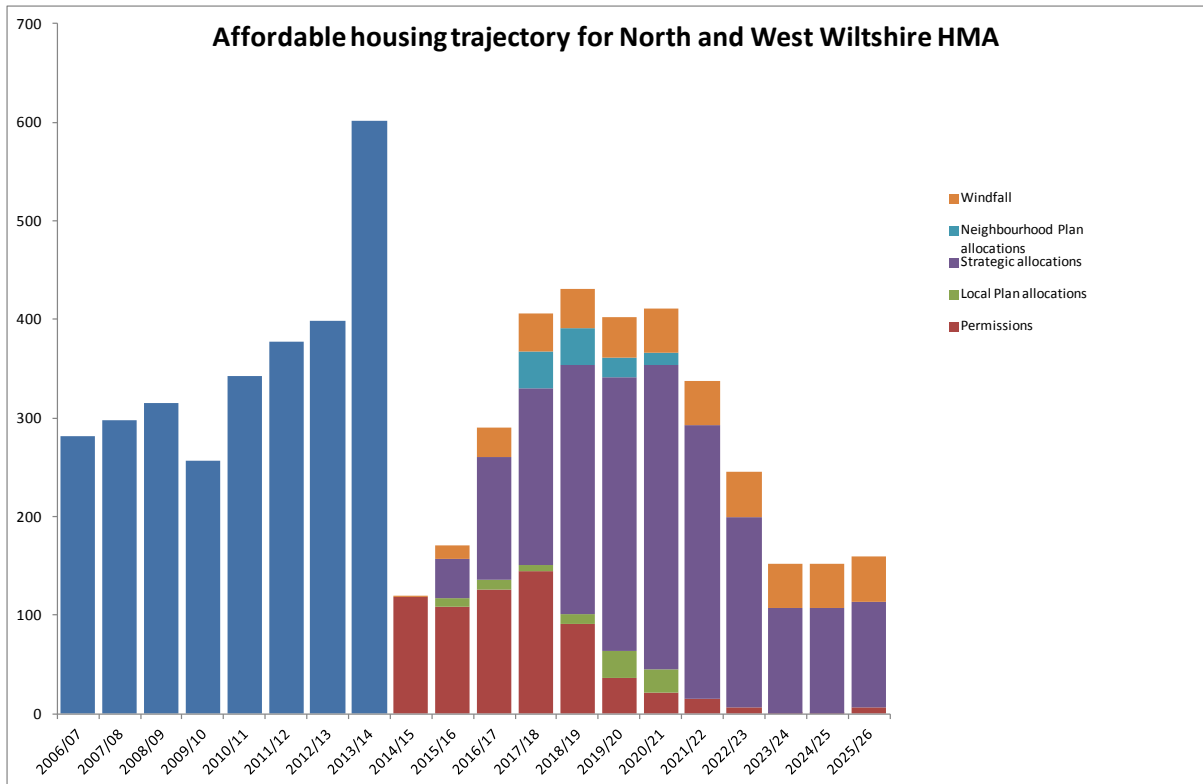


Figure Five – North and West HMA Affordable Housing Trajectory

The number of affordable completions for the North and West HMA between 2006 and 2014 totals 2,870 dwellings. This is equivalent to 29% of all completions within the North and West HMA during this period.

South HMA Affordable Housing Trajectory

Figure Six below identifies the affordable housing trajectory for the South Housing Market Area.

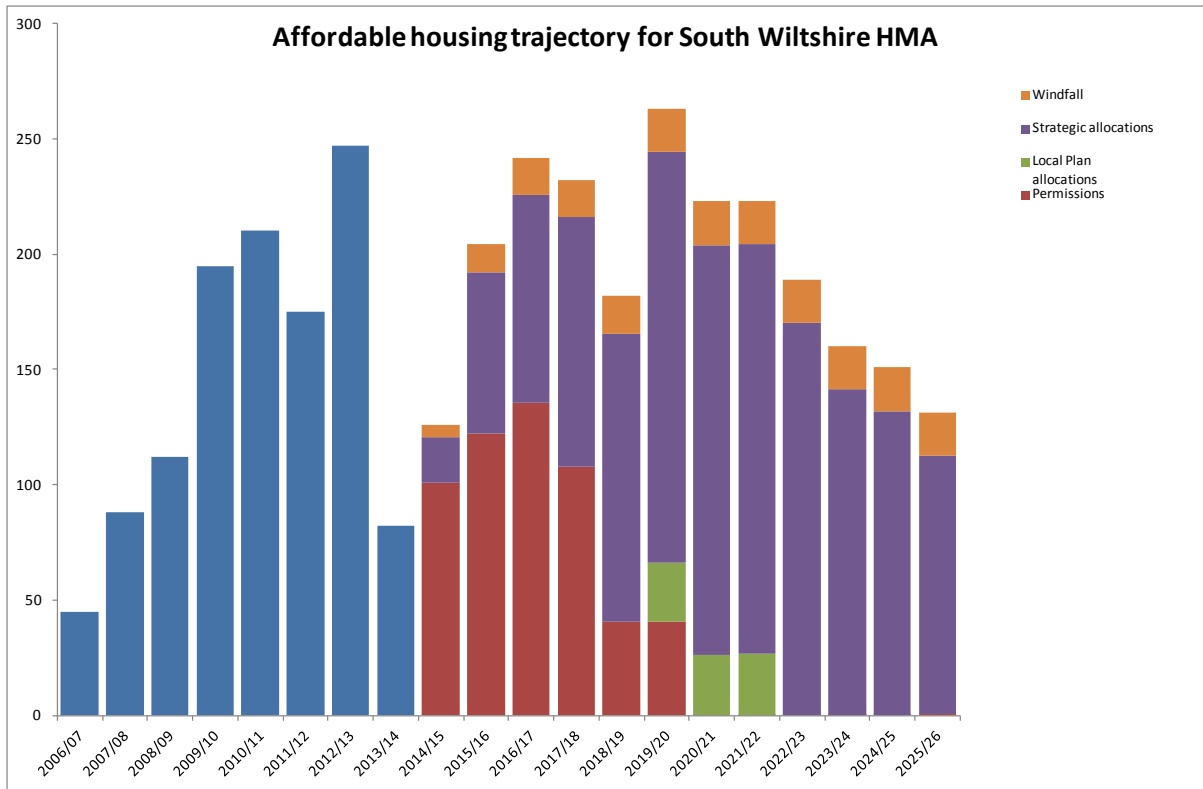


Figure Six – South HMA Affordable Housing Trajectory

The number of affordable completions for the South HMA between 2006 and 2014 totals 1,154 dwellings. This is equivalent to 33% of all completions within the North and West HMA during this period.

No trajectories are presented for the West of Swindon, as this is an allowance rather than a requirement and consists of two sites.

Appendix D: Saved policies and policies replaced

The saved policies that follow relate to the former District Council Local Plans, West Wiltshire Leisure and Recreation Development Plan Document, and the South Wiltshire Core Strategy.

The position with regard to the Wiltshire and Swindon Structure Plan 2016 is as follows:

Under the transitional arrangements of Section 8 of the Planning and Compulsory Purchase Act 2004, the Secretary of State directed that the majority of the Wiltshire and Swindon Structure Plan 2016 policies be saved beyond the transition period that ended on 31st March 2009. Under Section 109 (5) of The Localism Act the Secretary of State may by order revoke the whole or any part of a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 (directions preserving development plan policies) if and so far as it relates to a policy contained in a structure plan. It is expected that such revocation will occur before the adoption of both the Wiltshire and Swindon Borough Core Strategies. If in the unlikely event such revocation has not been issued by the time of adoption the Core Strategies then all the remaining Structure Plan Policies will be superseded by the respective Core Strategy depending on the geographical extent of the policy. Until either revocation of the saved Structure Plan policies or adoption of the Core Strategy, the Wiltshire and Swindon Structure Plan 2016 remains part of the respective Development Plan of the two local planning authorities.

Where the saved policies are to be replaced or will not be saved within the Core Strategy, the policies maps will be amended accordingly.

Existing policy	To be replaced by WCS or continue to save?
Kennet District Local Plan - Adopted April 2004	
PD1 Development & Design	Replaced by CP57 (Ensuring high quality design and place shaping).
HC1 Strategic housing provision	Replaced by CP1 (Settlement Strategy), CP2 (Delivery Strategy) and the Area Strategies.
HC2 Housing allocations	Do not continue to save the following allocations: <ul style="list-style-type: none"> • Quakers Walk, Devizes (230 dwellings) – site is already under development • The North Gate/Wharf/Devizes Hospital (about 150 dwellings) – PCT ownership is expected to continue • Roundway Mill, Devizes (30 dwellings) – built out • Former Le Marchant Barracks, Devizes (50 dwellings) – built out

Existing policy	To be replaced by WCS or continue to save?
HC2 Housing allocations	<ul style="list-style-type: none"> • Naughton Avenue, Devizes (100 dwellings) – site is already under development • Chopping Knife Lane, Marlborough (150 dwellings) – site is already under development • Pewsey Hospital Phase II (110 dwellings) – built out <p>Continue to save the following allocations:</p> <ul style="list-style-type: none"> • Garden Centre, Granby Gardens, Ludgershall (130 dwellings) • Broomcroft Road/Avonside area, Pewsey (30 dwellings) • North East Quadrant, Tidworth (150 dwellings)
HC5 Net housing density	Replaced by CP57 (Ensuring high quality design and place shaping).
HC6 Efficient use of land	Replaced by CP57 (Ensuring high quality design and place shaping).
HC7 Housing layout	Replaced by CP57 (Ensuring high quality design and place shaping).
HC9 Quakers Walk	Do not continue to save. Permitted development under construction.
HC10 The North Gate, the Wharf and Devizes Hospital	Do not continue to save. PCT ownership is expected to continue.
HC11 Devizes Hospital	Do not continue to save. PCT ownership is expected to continue.
HC12 Roundway Mill	Do not continue to save. Development complete.
HC13 Former Le Marchant Barracks	Do not continue to save. Development complete.
HC14 Naughton Avenue, Devizes	Do not continue to save. Site is already under development.
HC15 Chopping Knife Lane	Do not continue to save. Permitted development under construction.
HC16 Garden Centre, Granby Gardens	Continue to save.
HC17 Pewsey Hospital Phase II	Do not continue to save. Development

Existing policy	To be replaced by WCS or continue to save?
	complete.
HC18 Broomcroft Road/Avonside area	Continue to save.
HC19 North East Quadrant	Continue to save.
HC20 Old Rectory/Portando House	Do not continue to save. Development complete.
HC22 Villages with a range of facilities	Replaced by CP1 (Settlement Strategy) and CP2 (Delivery Strategy).
HC23 Housing in Avebury	Replaced by CP1 (Settlement Strategy) and CP2 (Delivery Strategy).
HC24 Villages with limited facilities	Replaced by CP1 (Settlement Strategy) and CP2 (Delivery Strategy).
HC25 Replacement of existing dwellings	Continue to save
HC26 Housing in the countryside	Replaced by CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP48 (Supporting rural life).
HC28 Affordable homes target	Replaced by CP43 (Providing affordable homes).
HC29 Definition of affordable housing	Replaced by CP43 (Providing affordable homes).
HC30 Affordable Housing on Large Sites	Replaced by CP43 (Providing affordable homes).
HC31 Integration of affordable housing	Replaced by CP43 (Providing affordable homes).
HC32 Affordable Housing Contributions in Rural Areas	Replaced by CP43 (Providing affordable homes) and CP44 (Rural exceptions sites).
HC33 Rural Exceptions Policy	Replaced by CP44 (Rural exceptions sites).
HC34 Recreation provision on large housing sites	Continue to save.
HC35 Recreation provision on small housing sites	Continue to save.

Existing policy	To be replaced by WCS or continue to save?
HC37 Demand for Education	Continue to save.
HC38 New Primary School in Devizes	Do not continue to save. Permitted development.
HC42 Additional social & community needs	Replaced by CP3 (Infrastructure requirements).
HC45 Gypsy sites	Replaced by CP47 (Meeting the needs of Gypsies and Travellers).
ED1 Strategic employment allocations	Do not continue to save. General allocations policy which is no-longer needed.
ED3 Nursted Road, Devizes	Continue to save
ED4 Hambleton Avenue, Devizes	Do not continue to save. The employment potential has been eroded and the remaining area could not be classed as a strategic site.
ED5 Marlborough Road, Pewsey	Continue to save.
ED7 Protect strategic employment sites	Replaced by CP35 (Existing employment sites).
ED8 Employment development on unallocated sites	Replaced by CP34 (Additional employment land).
ED9 Rural employment locations	Replaced by CP34 (Additional employment land).
ED10 Employment development within or on the edge of villages	Replaced by CP34 (Additional employment land).
ED11 Employment Development in Avebury	Replaced by CP34 (Additional employment land) and CP59 (The Stonehenge, Avebury and associated sites World Heritage Site and its setting).
ED12 Protecting employment and within villages	Replaced by CP35 (Existing Employment sites) and CP39 (Tourist development).
ED13 Protecting employment and tourism uses on the edge of villages	Replaced by CP35 (Existing Employment sites) and CP39 (Tourist development) and CP48 (Supporting rural life).
ED16 Farm shops	Replaced by CP48 (Supporting rural life).

Existing policy	To be replaced by WCS or continue to save?
ED17 Town centre development	Replaced by CP58 (Ensuring the conservation of the historic environment) and CP38 (Retail and leisure).
ED18 Prime shopping areas	Continue to save.
ED19 Devizes and Marlborough Town Centres	Continue to save.
ED20 Retail Dev't in Devizes Town Centre	Continue to save.
ED21 The North gate, The Wharf and Devizes Hospital	Continue to save.
ED22 Lower Wharf, Devizes	Continue to save.
ED24 New development in service centres	Continue to save.
ED28 Shopping facilities in rural areas	Replaced by CP48 (Supporting rural life).
ED29 Retention of social & community uses	Replaced CP49 (Protection of services and community facilities).
AT1 Transport appraisal process	Replaced by CP61 (Transport and development) and CP62 (Development impacts on the transport network).
AT9 Motor vehicle parking standards	Replaced by CP64 (Demand management).
AT10 Developer contributions	Replaced by CP3 (Infrastructure requirements) and CP61 (Transport and development).
AT18 Intermodal freight facilities	Replaced by CP65 (Movement of goods).
AT24 Riverside walks in Marlborough and Pewsey	Continue to save.
AT25 A342 –A3026 Western Link Road	Continue to save.
NR3 Local sites	Replaced by CP50 (Biodiversity and Geodiversity).

Existing policy	To be replaced by WCS or continue to save?
NR4 Nature conservation outside designated sites	Replaced by CP50 (Biodiversity and Geodiversity).
NR6 Sustainability and protection of the countryside	Replaced by CP1 (Settlement Strategy) and CP2 (Delivery Strategy).
NR7 Protection of the landscape	Replaced by CP51 (Landscape).
NR19 Renewable energy proposals	Replaced by CP42 (Standalone Renewable Energy Installations).
HH1 Protection of archaeological remains	Replaced by CP58 (Ensuring the conservation of the historic environment).
HH3 Avebury World Heritage Site	Replaced by CP59 (The Stonehenge, Avebury and associated sites World Heritage Site and its setting).
HH10 Areas of minimum change	Continue to save.
HH11 Marlborough area of special quality	Replaced by CP57 (Ensuring high quality design and place shaping).
TR2 Facilities for boat users on the Kennet and Avon Canal	Continue to save.
TR4 Permanent off-channel boating facilities at Martinslade/ Upper Foxhangers	Do not continue to save. Already complete
TR6 Tourist facilities in the Avebury World Heritage Site	Continue to save.
TR7 Facilities for visitors to Avebury	Continue to save.
TR8 Visitor accommodation in the Avebury World Heritage Site	Continue to save.
TR9 Car parking in Avebury World Heritage Site	Continue to save.
TR17 Existing Outdoor Sport & Recreation Facilities	Continue to save.
TR20 Protection of allotments	Continue to save.
North Wiltshire Local Plan 2011-Adopted June 2006	

Existing policy	To be replaced by WCS or continue to save?
C1 Sustainability Core Policy	Replaced by CP1 (Settlement Strategy) and CP57 (Ensuring high quality design and place shaping).
C2 Community Infrastructure Core Policy	Replaced by CP3 (Infrastructure requirements).
C3 Development Control Core Policy	Replaced by CP57 (Ensuring high quality design and place shaping).
C4 Business Development Core Policy	Replaced by CP35 (Existing employment sites).
NE1 Western Wiltshire Green Belt	No longer required. Repeats PPG2 (Greenbelts)/draft NPPF. However GB boundary must be shown on policies map.
NE4 Areas of Outstanding Natural Beauty	Replaced by CP51 (Landscape)
NE5 Nature Conservation Sites of International Importance	No longer required. Repeats national policy / legislation.
NE6 Nature Conservation Sites of National Importance	No longer required. Repeats national policy / legislation.
NE7 Nature Conservation Sites of Local Importance	Replaced by CP50 (Biodiversity and Geodiversity).
NE8 Nature Conservation Sites in the Cotswold Water Park	Replaced by CP50 (Biodiversity and Geodiversity).
NE9 Protection of Species	No longer required. Repeats national policy / legislation.
NE10 Managing Nature Conservation Features	Replaced by CP50 (Biodiversity and Geodiversity).
NE11 Conserving Biodiversity	Replaced by CP50 (Biodiversity and Geodiversity)
NE12 Woodland	Continue to save.
NE13 The Great Western Community Forest	Replaced by CP52 (green infrastructure).
NE14 Trees and the control of new development	Continue to save.
NE15 The landscape character of the countryside	Replaced by CP51 (Landscape).
NE16 Renewable energy	Replaced by CP42 (Standalone Renewable

Existing policy	To be replaced by WCS or continue to save?
	Energy Installations).
NE17 Contaminated land	Replaced by CP56 (Contaminated land).
NE18 Noise and pollution	Continue to save.
NE19 Ministry of Defence land	Replaced by CP37 (Re-use of military establishments).
NE20 Re-use of military establishments in the countryside	Replaced by CP37 (Re-use of military establishments).
HE1 Development in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
HE2 Demolition in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
HE3 Historic Parks and Gardens	Replaced by CP58 (Ensuring conservation of the historic environment).
HE4 Development, demolition or alterations involving listed buildings	Replaced by CP58 (Ensuring conservation of the historic environment).
HE5 Scheduled Ancient Monuments and nationally important features	Replaced by CP58 (Ensuring conservation of the historic environment).
HE6 Locally important archaeological sites	Replaced by CP58 (Ensuring conservation of the historic environment).
HE7 Enabling development – historic environment	Replaced by CP58 (Ensuring conservation of the historic environment).
HE8 Archaeological evaluation	Replaced by CP58 (Ensuring conservation of the historic environment).
T1 Minimising the need to travel	Replaced by CP60 (Sustainable transport) and CP61 (Transport and development).
T2 Transport Assessment and Travel Plans	Replaced by CP61 (Transport and development).
T3 Parking	Replaced by CP64 (Demand management).
T4 Cycling, Walking and Public Transport	Replaced by CP61 (Transport and development).
T5 Safeguarding	Continue to save.
H1 Required level of residential development	No longer relevant. Refers to period

Existing policy	To be replaced by WCS or continue to save?
	1991-2011.
H2 Allocated residential sites	<p>Do not save the following allocations:</p> <ul style="list-style-type: none"> • Works Site, Pound Mead/Valley Road, Corsham (20 dwellings) – site is already under development. • Works Site, Pound Mead, Corsham (20 dwellings) – site is already under development. • Cattlemarket Site, Cocklebury Road, Chippenham (as part of a mixed use scheme) (150 dwellings) - site is largely developed, remainder expected to be developed in coming years. • Flowers Site, Wood Lane, Chippenham (as part of a mixed use scheme) (50 dwellings) – built out. • Works Site, The Forty, Cricklade (12 dwellings) – site is already under development. • Outdoor Swimming Pool, Malmesbury (18 dwellings) – built out. • The Elms, Green Lane, Sherston (12 dwellings) – built out. • Former St Ivel Site, Wootton Bassett (as part of a mixed use scheme) (280 dwellings) – site is already under development. • Filands School, Malmesbury (140 dwellings) – built out. • Springfield School, Calne (110 dwellings) - the school is not intended to be closed and so is undeliverable for housing. • Goldney Avenue, Chippenham (60 dwellings) – built out. • Primary School, Tetbury Hill, Malmesbury (30 dwellings) – built out

Existing policy	To be replaced by WCS or continue to save?
	<p>Continue to save the following allocations:</p> <ul style="list-style-type: none"> • Quemerford House and Land, Calne (16 dwellings) • Lower Quemerford Mill, Calne (12 dwellings) • Works, Cocklebury Road, Chippenham (as part of a mixed use scheme) (66 dwellings) • Foundary Lane, Chippenham (as part of a mixed use scheme) (250 dwellings) • Land at Preston Lane, Lyneham (15 dwellings) • AB Carter Haulage Contractors, 14 Happy Land, Ashton Keynes (11 dwellings) • Brook Farm, Great Somerford (30 dwellings) • Chicken Factory, Sutton Benger (60 dwellings as part of a mixed use development) • Rugby Club, Stoneover Lane, Wootton Bassett (100 dwellings) • Station Road, Calne (100 dwellings)
H3 Residential development within framework boundaries	Replaced by CP1 (Settlement Strategy) and CP2 (Delivery Strategy).
H4 Residential development in the open countryside	Continue to save.
H5 Affordable housing in urban areas	Replaced by CP43 (Providing affordable homes).
H6 Affordable housing in rural areas	Replaced by CP43 (Providing affordable homes).
H7 Affordable housing on rural exception sites	Replaced by CP44 (Rural exceptions sites).
H8 Residential extensions	Replaced by CP57 (Ensuring high quality design and place shaping).

Existing policy	To be replaced by WCS or continue to save?
	and CP48 (Supporting rural life).
BD6 Re-use of rural buildings	Replaced by CP48 (Supporting rural life).
BD7 Farm diversification	Replaced by CP34 (Additional employment land) and CP48 (Supporting rural life).
BD9 Signs and advertisements	Replaced by CP57 (Ensuring high quality design and place shaping).
R1 Town centre primary frontage areas	Continue to save.
R2 Town centre secondary frontage areas	Continue to save.
R3 Retail designations	Replaced by CP9 (Chippenham Central Areas of Opportunity).
R4 Proposals outside town centre primary and town centre secondary frontage areas	Replaced by CP38 (Retail and Leisure).
R5 Local shops and services	Replaced by CP38 (Retail and Leisure) and CP48 (Supporting rural life).
R6 Existing local shops and services	Replaced by CP49 (Protection of services and community facilities).
R7 Upper floors in town centres	Continue to save.
CF1 Local community and education facilities	<p>Note that the first paragraph of the policy will be superseded by CP2 (Delivery Strategy).</p> <ul style="list-style-type: none"> • Land off Blackwell Hams, Pewsham Way, Chippenham (proposed community hall) • Stoneover Lane, Wootton Bassett (proposed school) • Barn at Derriads Farm, Chippenham (proposed community use) <p>Do not continue to safeguard the following sites:</p> <ul style="list-style-type: none"> • Land between Knockdown Lane and Sopworth Lane (proposed school) – a new school has been built in Sherston on a different site
CF2 Leisure facilities and open space	Continue to save.

Existing policy	To be replaced by WCS or continue to save?
CF3 Provisions of open space	Continue to save.
TM2 Wilts and Berks/Thames Severn Canals	Replaced by CP53 (Wilts & Berks and Thames and Severn Canals).
TM3 Swindon and Cricklade Railway Line	Continue to save.
TM4 The Thames Path National Trail	Continue to save.
West Wiltshire District Plan 1st Alteration- Adopted June 2004	
GB1 Western Wiltshire Green Belt	No longer relevant as covered by NPPF.
GB3 Safeguarded Land Bradford on Avon	No longer relevant as assessment of housing requirement beyond 2011 has now been undertaken.
C1 Countryside Protection	Replaced by CP50 (biodiversity and geodiversity), CP51 (landscape), CP52 (green infrastructure), CP2 (Delivery Strategy), CP34 (additional employment land) and CP48 (Supporting rural life).
C2 Areas of Outstanding Natural Beauty	No longer required. Repeats national policy.
C3 Special Landscape Areas	Continue to save. Will be subject to a forthcoming review.
C4 Landscape Setting	Replaced by CP58 (Ensuring conservation of the historic environment).
C6 Areas of High Ecological Value, Regionally Important Geological or Geomorphological Sites (RIGS), and Sites of Nature Conservation Interest (SNCIs)	Replaced by CP50 (Biodiversity and Geodiversity).
C6a Landscape Features	Replaced by CP50 (Biodiversity and Geodiversity) and CP51 (Landscape).
C9 Rivers	Replaced by CP50 (Biodiversity and Geodiversity), CP51 (Landscape), CP52 (Green Infrastructure) and CP67 (Flood risk).
C10 Local Nature Reserves	Replaced by CP50 (Biodiversity and Geodiversity)

Existing policy	To be replaced by WCS or continue to save?
	and CP52 (Green Infrastructure).
C11 Military Land	Replaced by CP37 (Re-use of military establishments)
C12 Redundant Military Land	Replaced by CP37 (Re-use of military establishments).
C15 Archaeological Assessment	Replaced by CP58 (Ensuring conservation of the historic environment).
C17 Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
C18 New Development in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
C19 Alterations in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
C20 Change of Use in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
C21 Planning Permission in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
C22 Demolition in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
C23 Street Scene	Replaced by CP58 (Ensuring conservation of the historic environment).
C24 Advertisements	Replaced by CP57 (Ensuring high quality design and place shaping).
C25 Shopfronts	Replaced by CP58 (Ensuring conservation of the historic environment).
C26 Maintenance of Buildings	Replaced by CP58 (Ensuring conservation of the historic environment).
C28 Alterations and Extensions to Listed Buildings	Replaced by CP58 (Ensuring conservation of the historic environment).
C30 Skylines	Replaced by CP57 (Ensuring high quality design and place shaping).
C31a Design	Replaced by CP57 (Ensuring high quality design and place shaping).
C32 Landscaping	Replaced by CP57 (Ensuring high quality design and place shaping).
C33 Recycling	Do not continue to save. Waste and Recycling service not looking to increase number of local

Existing policy	To be replaced by WCS or continue to save?
	recycling centres. Service provision is now focussed on supporting household collection (e.g. bins, storage facilities etc). Policy WCS6 in the Wiltshire and Swindon Waste Core Strategy provides a more up-to-date and flexible basis for securing developer contributions.
C34a Resource Consumption and Reduction	Replaced by CP41 (Sustainable Construction and Low-Carbon energy).
C34 Renewable Energy	Replaced by CP42 (Standalone Renewable Energy Installations).
C35 Light Pollution	Replaced by CP57 (Ensuring high quality design and place shaping).
C37 Contaminated Land	Replaced by CP56 (Contaminated land).
C38 Nuisance	Replaced by CP57 (Ensuring high quality design and place shaping).
C39 Environmental Enhancement	Continue to save.
C40 Tree Planting	Continue to save.
C41 Areas of Opportunity	<p>Continue to save for the following sites:</p> <ul style="list-style-type: none"> • Land East of Edward Street, Westbury • Vivash Park • Land at the Midlands, Holt <p>Do not continue to save for the following site:</p> <ul style="list-style-type: none"> • Land at former GEC site, Beanacre Road, Melksham - built out
R7 Trowbridge Cricket Ground	Continue to save.
R10 Poulton Field Bradford On Avon	Continue to save.
R12 Allotments	Continue to save.
R13 Sailing Lakes	Continue to save.

Existing policy	To be replaced by WCS or continue to save?
R15 Development at Golf Courses	Continue to save.
H1 Further Housing Development Within Towns	Replaced by CP2 (Delivery Strategy), CP3 (Infrastructure requirements), CP50 (Biodiversity and geodiversity), CP52 (green infrastructure), CP57 (Ensuring high quality design and place shaping), CP61 (Transport and development), CP67 (Flood risk), and CP68 (Water resources).
H2 Affordable Housing Within Towns and Villages	Replaced by CP43 (Providing affordable homes).
H3 Urban Brownfield Allocations	<p>Continue to save the following allocations:</p> <ul style="list-style-type: none"> • Holtbrook Lane, Trowbridge (20 dwellings) • Station Road, Westbury (90 dwellings) • Land off Oldfield Road, Westbury (30 dwellings) • Land at West Street, Warminster (12 dwellings) • Rear of Westbury Road, Warminster (10 dwellings) • Station Road, Warminster (30 dwellings) <p>Do not save the following allocations:</p> <ul style="list-style-type: none"> • Frome Road, Trowbridge (15 dwellings) -built out • Silver St Lane, Trowbridge (15 dwellings) – built out • Cedar Grove, Trowbridge (15 dwellings)- the Council owns and do not believe this site will come forward • County Way, Trowbridge (76 dwellings) - built out • Rear of Wesley Road, Trowbridge (20 dwellings) - The remainder of the site is occupied by a social club which has no

Existing policy	To be replaced by WCS or continue to save?
H3 Urban Brownfield Allocations	<p>intention of relocating</p> <ul style="list-style-type: none"> • Bythesea Road, Trowbridge (20 dwellings)- Site is largely developed, remainder expected to be developed in coming years • Hilperton Road, Trowbridge (15 dwellings) – Cannot demonstrate that the site will be delivered • TA Centre, Bythesea Road, Trowbridge (59 dwellings) – built out • Uitenage Farm, Westbury (63 dwellings) - built out • Coalyard, Bratton Road, Westbury (52 dwellings) – built out • Becks Mill, Westbury (50 dwellings) – built out • R/O Vicarage St, West St, Warminster (20 dwellings) - Much of the site has a covenant preventing development; the remainder may be able to be brought forward but is not demonstrably deliverable • Land off George Street, Warminster (30 dwellings) - The majority of the site has been built out, and the remainder is occupied by a shop • Land fronting Boot Hill, Warminster (18 dwellings) – built out • Fairfield Road, Warminster (98 dwellings) – Developed for alternative uses • Imber Road, Warminster (15 dwellings) - This site is an orchard that the landowner does not wish to develop
H4 Urban Mixed Use Brownfield Allocations	<p>Continue to save the following allocations:</p> <ul style="list-style-type: none"> • Court Street, Trowbridge <p>Do not save the following allocations:</p>

Existing policy	To be replaced by WCS or continue to save?
	<ul style="list-style-type: none"> • Kingston Mills, Bradford on Avon - site is largely developed, remainder expected to be developed in coming years • Stratton House, Melksham – built out • Land at Shails Lane/Broad Street, Trowbridge – built out • Former Brewery Site, Trowbridge - site is largely developed, remainder expected to be developed in coming years • Ashton Mill, West Ashton Road, Trowbridge - no proposal to develop the site at present. If it was to be developed the owner would look for retail development • Yeoman Way, Trowbridge – built out • Land at Market Place / East Street, Warminster - the site is not considered developable • Land off The Close, Warminster - the site is not considered developable
H6 Land East of Melksham	Do not continue to save. Site is largely developed, remainder expected to be developed in coming years.
H7 Staverton Triangle	Do not continue to save. Unlikely to come forward.
H7A New Terrace Staverton	Do not continue to save. Built out.
H8 Land at Paxcroft Way, Trowbridge	Do not continue to save. Built out.
H8a Land South of The Grange, Trowbridge	Do not continue to save. Site is largely developed, remainder expected to be developed in coming years.
H8b Blue Hills, Devizes Road	Continue to save.
H8c Land North of Green Lane, Trowbridge	Continue to save.
H9 Land at Southview, Trowbridge	Do not continue to save. Site is largely developed,

Existing policy	To be replaced by WCS or continue to save?
	remainder expected to be developed in coming years.
H11 land South of Paxcroft Mead, Trowbridge	Continue to save.
H12 Land North of Victoria Road, Warminster	Do not continue to save. Site is largely developed, remainder expected to be developed in coming years.
H13a Land Adjacent to Westbury Hospital	Continue to save.
H13 Leigh Park, Westbury	Do not continue to save. Site is largely developed, remainder expected to be developed in coming years.
H14 Land at Station Road, Westbury	Do not continue to save. This site is being designated as a strategic site.
H16 Flat Conversions	Continue to save.
H17 Village Policy Limits	Replaced by CP1 (Settlement Strategy) and CP2 (Delivery Strategy).
H18 Areas of Minimum Change	Continue to save.
H19 Development in Open Countryside	Replaced by CP2 (Delivery Strategy) and CP48 (Supporting rural life).
H20 Replacement Dwellings	Continue to save.
H21 Conversions of Rural Buildings	Replaced by CP48 (Supporting rural life).
H22 Affordable Housing on Rural Exception Sites	Replaced by CP44 (Rural exceptions sites).
H23 New Housing Near Intensive Livestock Units	Replaced by CP57 (Ensuring High Quality Design and Place Shaping)
H24 New Housing Design	Replaced by CP57 (Ensuring high quality design and place shaping).
E1A New Employment Land Allocation: West Ashton Road, Trowbridge (12.1 ha)	Continue to save.

Existing policy	To be replaced by WCS or continue to save?
E1B New Employment Land Allocation: south and west of Bowerhill industrial estate, Melksham (34.5 ha)	Continue to save.
E1C New Employment Land Allocation: Station Road, Westbury (4 ha)	Do not continue to save. Not deliverable for employment.
E1D New Employment Land Allocation: Northacre/Brook Lane Trading Estate, Westbury (13 ha)	Continue to save.
E2 Employment Policy Areas	Replaced by CP35 (Existing employment sites).
E4 Premises Outside Employment Policy Areas	Replaced by CP34 (Additional employment land).
E5 Loss of Employment Floorspace	Replaced by CP35 (Existing employment sites).
E6 Rural Employment	Replaced by CP34 (Additional employment land).
E7 Farm Diversification	Replaced by CP34 (Additional employment land).
E8 Rural Conversions	Replaced by CP48 (Supporting Rural Life)
E10 Horse Related Development	Continue to save.
T1a Westbury Bypass Package	Replaced by CP66 (Strategic Road Network)
T2 A36 Trunk Road	Do not continue to save. Funding bids for A36 Heytesbury to Codford Improvements and A303 Wyle to Stockton Wood were unsuccessful. Some parts of Trowbridge Inner Relief Road were built and the significant remaining stages were abandoned some years ago.
T4 New Distributor Roads	Continue to save.
T5 New Link Roads	Continue to save.
T6 Railway Services	Replaced by CP66 (Strategic transport network).
T7 Westbury – Swindon Railway Services	Continue to save.
T8 Melksham Railway Station	Continue to save.
T8a Rail Freight Facility	Continue to save.

Existing policy	To be replaced by WCS or continue to save?
T9 Bus Services	Replaced by CP60 (Sustainable transport), CP61 (Transport and development) and CP63 (Transport strategies).
T10 Car Parking	Replaced by CP64 (Demand management).
T11 Cycleways	Replaced by CP60 (Sustainable transport), CP61 (Transport and development) and CP63 (Transport strategies).
T12 Footpaths and Bridleways	Replaced by CP60 (Sustainable transport), CP61 (Transport and development) and CP63 (Transport strategies).
SP1 Town Centre Shopping	Continue to save.
SP2 Land at Court Street/ Castle Street, Trowbridge	Continue to save.
SP3 Out of Centre Shopping	Replaced by CP38 (Retail and leisure).
SP4 Primary Retail Frontages	Continue to save.
SP5 Secondary Retail Frontages	Continue to save.
SP6 Local Shopping in Towns and Villages	Continue to save. Note that the first paragraph of the policy will be superseded by CP38 (Retail and leisure) and CP48 (Supporting rural life).
SP7 Village Shops	Replaced by CP49 (Protection of services and community facilities).
LE1 Leisure and Entertainment	Replaced by CP38 (Retail and leisure).
LE2 St Stephens Place, Trowbridge	Continue to save.
TC1 Upper Floor Uses in Town Centres	Continue to save.
TC2 Traffic management and pedestrian Priority	Continue to save.
TO1 Tourist Attractions	Replaced by CP39 (Tourist development).
TO2 Minor Tourist Facilities	Replaced by CP39 (Tourist development).

Existing policy	To be replaced by WCS or continue to save?
TO3 Hotels, Guest Houses and Self Catering Accommodation	Replaced by CP39 (Tourist development).
TO4 Camping, Caravans, Holiday Homes	Replaced by CP39 (Tourist development).
CF1 Community Facilities and Services General	Replaced by CP49 (Protection of services and community facilities).
CF2 Re-Use of Community Facilities	Replaced by CP49 (Protection of services and community facilities).
CF3 Villages and Rural Areas	Replaced by CP49 (Protection of services and community facilities).
S2 Primary Schools	Continue to save.
CF6 Leigh Park	Do not continue to save. Site has been developed for retail and residential uses.
CF7 Bowerhill	Continue to save.
CF8 Community Health	Continue to save.
CF9 Bradford on Avon Police Station	Continue to save.
CF10 Cemeteries	Continue to save.
CF11 Travelling Show People	Replaced by CP47 (Meeting the needs of Gypsies and Travellers).
CF12 Gypsy Caravan Sites	Replaced by CP47 (Meeting the needs of Gypsies and Travellers).
U1a Foul Water Disposal	Continue to save.
U2 Surface Water Disposal	Replaced by CP67 (Flood risk).
U4 Groundwater Source Protection Areas	Replaced by CP68 (Water resources).
U4a Sewage Treatment Works	Continue to save.

Existing policy	To be replaced by WCS or continue to save?
U5 Sewage Treatment Works Buffer Zones	Continue to save.
U6 Telecommunications	Continue to save.
I1 Implementation	Replaced by CP3 (Infrastructure requirements).
I2 The Arts	Continue to save.
I3 Access for Everyone	Continue to save.
West Wiltshire Leisure and Recreation DPD- Adopted February 2009	
LP1 Protection and enhancement of existing open space or sport and recreation provision	Continue to save.
LP2 Proposals that involve the loss of open space or sport and recreation provision	Continue to save.
LP3 Review of low value sites	Continue to save.
LP4 Providing recreation facilities in new developments	Continue to save.
LP5 New sport and recreation facilities	Continue to save.
OS1 New artificial turf pitch provision	Continue to save.
OS2 New grass pitch provision	Continue to save.
CR1 Footpaths and rights of way	Continue to save.
CR2 Country Parks	Continue to save.
CR3 Greenspace Network	Continue to save.
GM1 Maintenance of existing open space	Continue to save.
GM2 Management and maintenance of new or	Continue to save.

Existing policy	To be replaced by WCS or continue to save?
enhanced open space	
GM3 Future management partnerships	Continue to save.
IS1 Indoor Leisure Centres	Continue to save.
IS2 Joint indoor leisure centres	Continue to save.
YP1 Children's play areas	Continue to save.
YP2 Provision for teenagers	Continue to save.
WR1 River based recreation	Continue to save.
WR2 Kennet and Avon Canal	Continue to save.
WR3 Wilts and Berks Canal	Replaced by CP16 (Melksham link project) and CP53 (Wilts & Berks and Thames and Severn Canals).
SC1 Dual-use of school facilities	Continue to save.
Salisbury District Local Plan 2011- Adopted June 2003	
G1 General principles for development policies	Replaced by CP57 (Ensuring high quality design and place shaping).
G2 General criteria for development	Replaced by CP57 (Ensuring High Quality Design and Place Shaping).
G3 The water environment (Abstraction)	Replaced by CP68 (Water resources).
G5 The water environment (Water Services)	No longer required. Covered by PPS 23 and Circular 03/99.
G7 The water environment (Development Restraint Areas)	Continue to save.
G8 The water environment (Groundwater Source Protection Areas)	Deleted within South Wiltshire Core Strategy (SWCS).
G9 Planning Obligations	Replaced by CP3 (Infrastructure requirements).

Existing policy	To be replaced by WCS or continue to save?
G10 Enabling Development	Continue to save.
G12 MOD land	Replaced by CP37 (Re-use of military establishments).
G13 MOD land	Replaced by CP37 (Re-use of military establishments).
D1 General Townscape (Extensive Development)	Replaced by CP57 (Ensuring high quality design and place shaping).
D2 General Townscape (Infill Development)	Replaced by CP57 (Ensuring high quality design and place shaping).
D3 General Townscape (Extensions)	Replaced by CP57 (Ensuring high quality design and place shaping).
D4 Salisbury Townscape (Chequers)	Continue to save.
D5 Salisbury Townscape (Open Space)	Continue to save.
D6 Roofscape and skyline	Deleted by Core Policy 8 of the SWCS.
D7 Site Analysis	Replaced by CP57 (Ensuring high quality design and place shaping).
D8 Public Art	Continue to save.
H1 Housing (district wide)	Deleted by Core Policy 2 of the SWCS.
H2 D Housing (Salisbury Old Sarum)	Continue to save.
H2 E Housing (Salisbury District Hospital)	Continue to save.
H2 F Housing (Salisbury Downton Road)	Do not continue to save – site now predominantly built out.
H3 Housing (Old Manor Hospital)	Continue to save.
H4 Housing (Eastern Chequers)	Continue to save.
H5 Housing (Salt Lane car park)	Continue to save.

Existing policy	To be replaced by WCS or continue to save?
H6 Housing (Brown Street Car Park)	Continue to save.
H7 Housing (Salisbury Central Area)	Continue to save.
H8 Housing (Salisbury HPB)	Continue to save.
H9 Housing (Boscombe Road, Amesbury)	Do not continue to save – now predominantly built out.
H10 Housing (RAF Baverstock, Dinton)	Continue to save.
H11 A Housing (Downton Wick Lane)	Do not continue to save – now built out
H12 Housing (Netheravon Road, Durrington)	Do not continue to save – predominantly built out.
H14 Housing (Weaveland Road, Tisbury)	Continue to save.
H15 Housing (Bulbridge Estate)	Continue to save
H16 Residential Development within Housing Policy Boundaries	Do not continue to save.
H17 Important Open Spaces within Housing Policy Boundaries	Continue to save.
H18 Amenity open space within Housing Policy Boundaries	Continue to save.
H19 Housing restraint areas	Do not continue to save.
H20 New residential within Special Restraint Areas	Do not continue to save.
H21 Extensions etc within Special Restraint Areas	Do not continue to save.
H22 Application of Housing Policy Boundaries	Replaced by CP2 (Delivery Strategy).
H23 Residential development outside Housing Policy Boundaries	Replaced by CP2 (Delivery Strategy).

Existing policy	To be replaced by WCS or continue to save?
H24 Housing for the elderly	Replaced by CP46 (Meeting the needs of Wiltshire's vulnerable and older people).
H25 Affordable housing	Deleted by Core Policy 3 of the SWC.
H26 Rural exceptions	Deleted by Core Policy 3 of the SWCS.
H27 Permanent Housing for Rural Workers	Replaced by CP48 (Supporting rural life).
H28 Temporary Housing for Rural Workers	Continue to save.
H29 Removal of Conditions regarding Housing for Rural Workers	Continue to save.
H30 Replacement Dwellings in the Countryside	Continue to save.
H31 Extensions to Dwellings in the Countryside	Continue to save.
H32 Mobile Homes	Continue to save.
H33 Accommodation for Dependent Persons	Continue to save.
H34 Gypsy Sites	Deleted by Core Policy 4 of the SWCS. (To be replaced by CP47 (Meeting the needs of Gypsies and Travellers) of the WCS).
E1 Employment (Land at Old Sarum)	Continue to save.
E2 Employment (London Road site)	Deleted by Core Policy 5 of the SWCS / Built out.
E3 Employment (Central Salisbury)	Continue to save.
E4 Employment (Salisbury Chequers)	Continue to save.
E5 Employment (Salisbury Brown Street)	Continue to save.
E6 Employment (Salisbury Old Manor)	Continue to save.

Existing policy	To be replaced by WCS or continue to save?
E7 Employment (Salisbury Southampton Road)	Continue to save.
E8A Employment (Porton Road, Amesbury)	Deleted within SWCS as site has extant consent (SWCS).
E8B Land at Boscombe and Porton Down	Continue to save.
E10 Employment- Dinton	Continue to save.
E12 Land at Mere	Continue to save.
E14A Land at Hindon Lane	Continue to save.
E14B Tisbury	Continue to save.
E16 Employment – Change of use of allocated land	Deleted by Core Policy 5 of the SWCS.
E17 New Employment Development	Replaced by CP34 (Additional employment land).
E18 New Employment Development in Special Restraint Areas	Do not continue to save.
E19 Employment in the countryside (existing sites)	Continue to save.
E21 Employment in the countryside (change of use)	Replaced by CP48 (Supporting rural life).
CN1 Demolition of Listed Buildings	Replaced by CP58 (Ensuring conservation of the historic environment).
CN2 Demolition of Listed Buildings	Replaced by CP58 (Ensuring conservation of the historic environment).
CN3 Listed Buildings	Replaced by CP58 (Ensuring conservation of the historic environment).
CN4 Changes of use in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
CN5 Listed Building cartilage development	Replaced by CP58 (Ensuring conservation of the historic environment).
CN6 Change of use of Listed agricultural	Replaced by CP58 (Ensuring conservation of the

Existing policy	To be replaced by WCS or continue to save?
buildings	historic environment).
CN7 Residential use of Listed agricultural buildings	Replaced by CP58 (Ensuring conservation of the historic environment).
CN8 Development in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
CN9 Demolition in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
CN10 Open Spaces in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
CN11 Views in and out of Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
CN12 Features in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
CN13 Retention of Shopfronts in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
CN14 Shopfronts	Replaced by CP58 (Ensuring conservation of the historic environment).
CN15 Internally illuminated signs in Conservation Areas	Replaced by CP58 (Ensuring conservation of the historic environment).
CN16 Shopfront Grilles	Replaced by CP58 (Ensuring conservation of the historic environment).
CN17 Trees	Continue to save.
CN18 Historic Parks and Gardens	Replaced by CP58 (Ensuring conservation of the historic environment).
CN19 Environmental Enhancement	Replaced by CP52 (Green infrastructure), CP57 (Ensuring high quality design and place shaping) and CP58 (Ensuring the conservation of the historic environment).
CN20 Archaeology	Replaced by CP58 (Ensuring conservation of the historic environment).
CN21 Archaeological Assessments	Replaced by CP58 (Ensuring conservation of the historic environment).
CN22 Preservation of Archaeological Remains	Replaced by CP58 (Ensuring conservation of the historic environment).
CN23 Archaeological implications of development in Salisbury, Amesbury, Downton, Hindon, Mere, Old Sarum, Shrewton, Tilshead	Replaced by CP58 (Ensuring conservation of the historic environment).

Existing policy	To be replaced by WCS or continue to save?
and Wilton	
CN24 Stonehenge WHS	Replaced by CP58 (Ensuring conservation of the historic environment) and CP59 (The Stonehenge, Avebury and associated sites World Heritage Site and its setting).
C2 Development in the Countryside	Replaced by CP48 (Supporting rural life).
C3 Small scale utility development in the Countryside	Replaced by CP48 (Supporting rural life).
C4 AONB	No longer required. Repeats national policy (PPS7/draft NPPF).
C5 AONB	No longer required. Repeats national policy (PPS7/draft NPPF).
C6 Special Landscape Area	Continue to save. Will be subject to a forthcoming review.
C7 Landscape Setting of Salisbury and Wilton	Replaced by CP51 (Landscape).
C8 Landscape (Trees and hedging)	Replaced by CP51 (Landscape) and CP50 (Biodiversity and Geodiversity).
C9 Loss of woodland	Continue to save.
C11 Nature Conservation	Replaced by CP50 (Biodiversity and Geodiversity).
C12 Protected species	No longer required. Repeats national policy / legislation.
C13 Enhancement of retained wildlife sites	Replaced by CP50 (Biodiversity and Geodiversity).
C14 Features of geological or geomorphological importance	Replaced by CP50 (Biodiversity and Geodiversity).
C15 Nature Conservation	Replaced by CP50 (Biodiversity and Geodiversity).
C16 Local Nature Reserves	Replaced by CP50 (Biodiversity and Geodiversity).
C17 Conservation of rivers and river valleys	Replaced by CP52 (Green Infrastructure).
C18 Development affecting rivers and river	Continue to save.

Existing policy	To be replaced by WCS or continue to save?
valleys	
C19 Best and most versatile agricultural land	No longer required. Repeats national policy.
C20 Agricultural, forestry and horticultural development	Repeats permitted development rights.
C21 Farm diversification	Continue to save.
C22 Change of Use & Conversion of Buildings	Replaced by CP48 (Supporting rural life).
C23 Change of use of large houses in the countryside	Continue to save.
C24 Extensions to buildings in the countryside	Continue to save.
HA1 Development in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA2 Housing within the New Forest Villages	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA3 Commoner's dwellings in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA4 Replacement of existing dwellings in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA5 Small-scale business development in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA6 Extensions or redevelopment of existing business premises in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA7 Change of use of buildings in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA8 Indoor sports and recreation facilities in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).

Existing policy	To be replaced by WCS or continue to save?
HA9 Outdoor recreation facilities in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA10 Golf courses in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA11 Riding establishments in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA12 Private non-commercial stables in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA13 Tourist attractions in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA14 New hotels in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA15 Change of use of buildings to hotel, B&B, guest house or self-catering accommodation in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
HA16 Holiday chalet accommodation in the New Forest	Deleted and replaced by New Forest National Park Core Strategy and Development Management Policies DPD (adopted 9 December 2010).
S1 Primary Shopping Frontages in Salisbury and Amesbury	Continue to save.
S2 Secondary Shopping Areas in Salisbury and Amesbury	Continue to save.
S3 Location of Retail Development	Continue to save.
S5 Shopping (Brown Street Car Park)	Continue to save.
S6 The Maltings	Deleted by Core Policy 7 of the SWCS.
S7 London Road	Deleted by Core Policy 7 of the SWCS / has

Existing policy	To be replaced by WCS or continue to save?
	extant consent.
S9 Local shops	Replaced by CP48 (Supporting rural life).
S10 Shopfronts	Continue to save.
S11 Farm shops	Replaced by CP48 (Supporting rural life).
R1A Sports and Leisure	Continue to save.
R1C Outdoor Recreation	Continue to save.
R2 Open Space Provision	Continue to save.
R3 Open Space Provision	Continue to save.
R4 Indoor Community and Leisure Provision	Continue to save.
R5 Protection of Outdoor Facilities	Continue to save.
R6 Urban Parks	Continue to save.
R7 Dual use of educational facilities	Continue to save.
R8 New Sports and Recreation Provision (Stockport Road, Amesbury)	Continue to save.
R9 New Sports and Recreation Provision (Wick Lane, Downton)	Continue to save.
R10 New Sports and Recreation Provision (Netheravon Road, Durrington)	Continue to save.
R11 New Sports and Recreation Provision (The Street, West Knoyle)	Continue to save.
R12 New Sports and Recreation Provision (The Avenue, Wilton)	Continue to save.
R13 New Sports and Recreation Provision (Middleton, Winterslow)	Continue to save.
R14 New Leisure Provision (London Road,	Deleted by SWCS as site built out (SWCS)

Existing policy	To be replaced by WCS or continue to save?
Salisbury)	
R15 Golf courses	Continue to save.
R16 Developments With River Frontages And Public Access	Continue to save.
R17 Public Rights of Way (Existing network)	Replaced by CP52 (Green infrastructure).
R18 Public rights of way (increased access)	Replaced by CP52 (Green infrastructure).
R20 Allotments	Continue to save.
TR1 Transport (Salisbury Urban Area)	Replaced by CP63 (Transport strategies).
TR2 Salisbury Market Place Car Parking	Replaced by CP63 (Transport Strategies) and CP64 (Demand management), and Policy PS2 in the LTP3 Car Parking Strategy.
TR3 Salisbury Coach Strategy	Replaced by CP63 (Transport Strategies) and Policy PS9 in the LTP3 Car Parking Strategy.
TR4 The former eastern goods yard	Deleted by the SWCS as site already built out.
TR5 Commutation of Car Parking	Replaced by CP3 (Infrastructure requirements) and CP61 (Transport and development).
TR6 Private non-residential car parks	Replaced by CP64 (Demand management) and Policy PS4 and PS5 in the LTP3 Car Parking Strategy.
TR7 Residents parking schemes	Do not continue to save. Replaced by PS8 of the LTP3 Car Parking Strategy.
TR8 Park and Ride	Deleted by the SWCS as all Park and Ride sites are now built out and operating.
TR9 City Centre Parking	Replaced by CP63 (Transport strategies) and CP64 (Demand management), and Policy PS2 in the LTP3 Car Parking Strategy.
TR10 Brunel Link	Do not continue to save – see report 'Review of Road Schemes Revealed on Land Charges Searches' (Ref. HT-030-10).
TR11 Off Street Parking Spaces	Replaced by CP64 (Demand management) and

Existing policy	To be replaced by WCS or continue to save?
	Policy PS4 and PS6 in the LTP3 Car Parking Strategy.
TR12 Transport Requirements in Major Developments	Replaced by CP61 (Transport and development) and CP62 (Development impacts on the transport network).
TR13 Extensions to public footpath, bridleway and cycle way networks	Replaced by CP60 (Sustainable transport) and CP61 (Transport and development).
TR14 Secure bicycle parking spaces	Replaced by CP61 (Transport and development).
TR15 Highway safety measures in villages	Replaced by CP60 (Sustainable transport) and CP65 (Movement of goods).
TR16 Existing Bus and Rail Services	Replaced by CP60 (Sustainable transport) and CP66 (Strategic transport network).
TR17 New Rail Development	Replaced by CP65 (Movement of goods) and CP66 (Strategic transport network).
TR18 Measures to assist motorcycling	Replaced by CP61 (Transport and development).
TR20 A350 Shaftesbury Eastern Bypass	Continue to save.
T1 Tourist attractions and facilities	Replaced by CP39 (Tourist development).
T2 Tourist attractions in the Countryside	Replaced by CP39 (Tourist development).
T3 Stonehenge WHS visitor centre	Replaced by CP6 (Stonehenge)
T4 Tourist Accommodation	Deleted by Core Policy 24 of the SWCS.
T6 Change of use to tourist accommodation	Deleted by Core Policy 24 of the SWCS.
T7 Tourist accommodation in the countryside	Replaced by CP39 (Tourist development).
T8 Camping sites in the AONB	Replaced by CP39 (Tourist development).
T9 Touring caravans and tents	Replaced by CP39 (Tourist development).
PS1 Community Facilities	Continue to save.

Existing policy	To be replaced by WCS or continue to save?
PS2 Nursing homes	Replaced by CP46 (Meeting the needs of Wiltshire's vulnerable and older people).
PS3 Facilities and services within smaller settlements	Replaced by Core Policy 22 of the SWCS.
PS4 New school sites at Landford and Shrewton	Continue to save.
PS 5 New education facilities	Continue to save.
PS 6 Playgroups, childminding facilities and day nurseries	Continue to save.
PS7 Telecommunications	Continue to save.
PS8 Renewable Energy	Replaced by CP42 (Standalone Renewable Energy Installations).
PS9 Cemetery (Fugglestone Red)	Replaced by CP2 (Delivery Strategy) (cemetery provided within Fugglestone Red allocation).
South Wiltshire Core Strategy-Approved by Full Council 7 February 2012	
Core Policy 1 - The Settlement Strategy and distribution of growth in south Wiltshire	Replaced and incorporated into CP1 (Settlement Strategy).
Core Policy 2: Strategic Allocations	Incorporated into CP2 (Delivery Strategy).
Core Policy 3 - Meeting Local Needs for Affordable Housing	Incorporated and amended by CP43 (Providing affordable homes).
Core Policy 4 - Making adequate provision for gypsies and travellers	Amended by CP47 (Meeting the needs of Gypsies and Travellers).
Core Policy 5 - Employment Land	Taken forward and broadened to cover the whole of Wiltshire by CP35 (Existing employment sites).
Core Policy 6 - Meeting Salisbury's Housing Needs	Replaced by CP45 (Meeting Wiltshire's housing needs).
Core Policy 7 - Maltings / Central Car Park	Taken forward and re-numbered as CP21 (Maltings / Central Car Park).
Core Policy 8 Salisbury Skyline	Taken forward and re-numbered as CP22 (Salisbury Skyline).
Core Policy 9 - Old Sarum Airfield	Taken forward and re-numbered as CP23 (Old Sarum Airfield).

Existing policy	To be replaced by WCS or continue to save?
Core Policy 10 - Meeting Housing Needs in Wilton Community Area	Replaced by CP45 (Meeting Wiltshire's housing needs).
Core Policy 11 - Meeting the housing needs for the Amesbury Community Area	Replaced by CP45 (Meeting Wiltshire's housing needs).
Core Policy 12 - Porton Down	Taken forward and re-numbered as CP5 (Porton Down).
Core Policy 13 - Stonehenge	Incorporated and re-numbered as CP6 (Stonehenge).
Core Policy 14 - Meeting Housing Needs In The Southern Wiltshire Community Area	Replaced by CP45 (Meeting Wiltshire's housing needs).
Core Policy 15 - New Forest National Park	Taken forward and re-numbered as CP25 (New Forest National Park).
Core Policy 16 - Meeting Housing Needs In The Mere Community Area	Replaced by CP45 (Meeting Wiltshire's housing needs).
Core Policy 17 - Meeting Housing Needs in the Tisbury Community Area	Replaced by CP45 (Meeting Wiltshire's housing needs).
Core Policy 18 - Lifetime Homes Standards	Replaced by CP46 (Meeting the needs of Wiltshire's vulnerable and older people).
Core Policy 19 - Water Efficiency and the River Avon Special Area of Conservation	Replaced by CP68 (Water Resources).
Core Policy 20- Pollution and phosphate Levels in the Water Environment	Re-worded and broadened to cover the whole of Wiltshire by CP69 (Protection of the River Avon SAC), although thrust of policy is similar.
Core Policy 22- Protection of Services and Community Facilities	Taken forward and broadened to cover the whole of Wiltshire by CP49 (Protection of Services and Community Facilities).
Core Policy 23 - Green infrastructure and Habitat networks	Taken forward and reworded into CP50 (Biodiversity and Geodiversity) and CP52 (Green Infrastructure).
Core Policy 24 - Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities	Taken forward and broadened to cover the whole of Wiltshire by CP40 (Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities).

Appendix E: List of settlement boundaries retained

Principal Settlements

Chippenham
Trowbridge
Salisbury

Market Towns

Amesbury (including Bulford and Durrington)	Marlborough
Bradford on Avon	Melksham
Calne	Royal Wootton Bassett
Corsham	Tidworth and Ludgershall
Devizes	Warminster
Malmesbury	Westbury

Local Service Centres

Cricklade	Pewsey
Downton	Tisbury
Market Lavington	Wilton
Mere	

Large Villages

Aldbourne	Lyneham
Alderbury	Morgans Vale / Woodfalls
Ashton Keynes	Netheravon
Atworth	North Bradley
Baydon	Oaksey
Box	Pitton
Bratton	Porton
Broadchalke	Potterne
Broad Hinton	Purton
Bromham	Ramsbury
Burbage	Rowde
Chapmanslade	Rudloe
Christian Malford	Seend
Codford	Semington
Colerne	Shalbourne
Collingbourne Ducis	Shaw / Whitley
Coombe Bissett	Sherston
Corsley	Shrewton
Crudwell	Southwick
Derry Hill / Studley	Steeple Ashton
Dilton Marsh	Sutton Benger
Dinton	Sutton Veny
Fovant	The Winterbournes
Great Bedwyn	Tilshead
	Upavon
Great Somerford	Urchfont
Great Wishford	West Lavington / Littleton Pannell
Heytesbury	Westwood
Hilperton	Whiteparish
Hindon	Winsley
Holt	Winterslow / Middle Winterslow
Hullavington	Worton

Appendix F: List of settlement boundaries removed

The lists below show settlements where there is no longer a settlement boundary proposed, this includes all Small Villages and settlements outside the settlement hierarchy. The lists show where there was a former boundary in place, which will be removed by this Core Strategy.

List 1 – Settlements identified as Small Villages that do not have a boundary

All Cannings	East Grafton
Allington	East Grimstead
Alton Priors/Alton Barnes	East Knoyle
Ansty	Easterton
Avebury/Trusloe	Easton Royal
Axford	Ebbesbourne Wake
Barford St Martin	Edington/Tinhead
Beanacre	Enford
Beckhampton	Erlestoke
Berryfield	
Berwick St James	Everleigh
Berwick St John	Farley
Biddestone	Figheldean/Ablington
Bishop Cannings	Firsdow/Winterbourne
Bishopstone	Fonthill Bishop
Bodenham	Fonthill Gifford
Bowerchalke	Froxfield
Bradenstoke	Fyfield
Bremhill	Gastard
Brinkworth	Gomeldon
Britford	<u>Great Cheverell</u>
Broad Town	Great Durnford
Broughton Gifford	Ham
Bulkington	Hanging Langford
Burton	Heddington
Charlton (Malmesbury CA)	Hilcott
Charlton (Tisbury CA)	Hilmarton
Charlton All Saints	Hook
Charlton St Peter	Horningsham
Cherhill	Kilmington
Chilmark	Kington Langley
Chilton Foliat	Lacock
Chirton	Langley Burrell
Chitterne	Latton
Cholderton	Lea
Collingbourne Kingston	Limpley Stoke

Compton Bassett	Little Bedwyn
Compton Chamberlayne	Lockeridge
Corston	Longbridge Deverill
Crockerton	Lopcombe Corner
Dauntsey	Lower Stanton St Quintin
Donhead St Andrew	Lower Woodford
Donhead St Mary	Luckington

Lydiard Millicent	West Overton
Staverton	Westwells
Steeple Langford	Wilcot
Stockton	Wingfield
Stoford	Winterbourne Bassett
Stourton	Winterbourne Monkton
Sutton Mandeville	Winterbourne Stoke
Swallowcliffe	Woodborough
Teffont Magna & Teffont Evias	Wootton Rivers
The Chutes	Wylye
Tollard Royal	Yarnbrook
Upper Minety	Zeals
Upper Seagry	Yarnbrook
Upton Scudamore	Zeals
West Ashton	
West Dean	
West Grimstead	

List 2 – Settlements not identified in the settlement hierarchy that formerly had a boundary

Barkers Hill	Winterbourne Hurdcott
Boscombe	Idmiston
Chicklade	Lake
Chicksgrove	Petersfinger
Fisherton De La Mere	Sutton Row
Ford	West Knoyle
Great Hinton	Wick
Homington	Wilsford
Hugglers Hole/Sedgehill	

Appendix G: Principal Employment Areas

The following maps identify the Principal Employment Areas set out in the Community Area Strategies. These sites form part of the Policies Maps.

Figure G.1 Principal Employment Areas in Amesbury Community Area

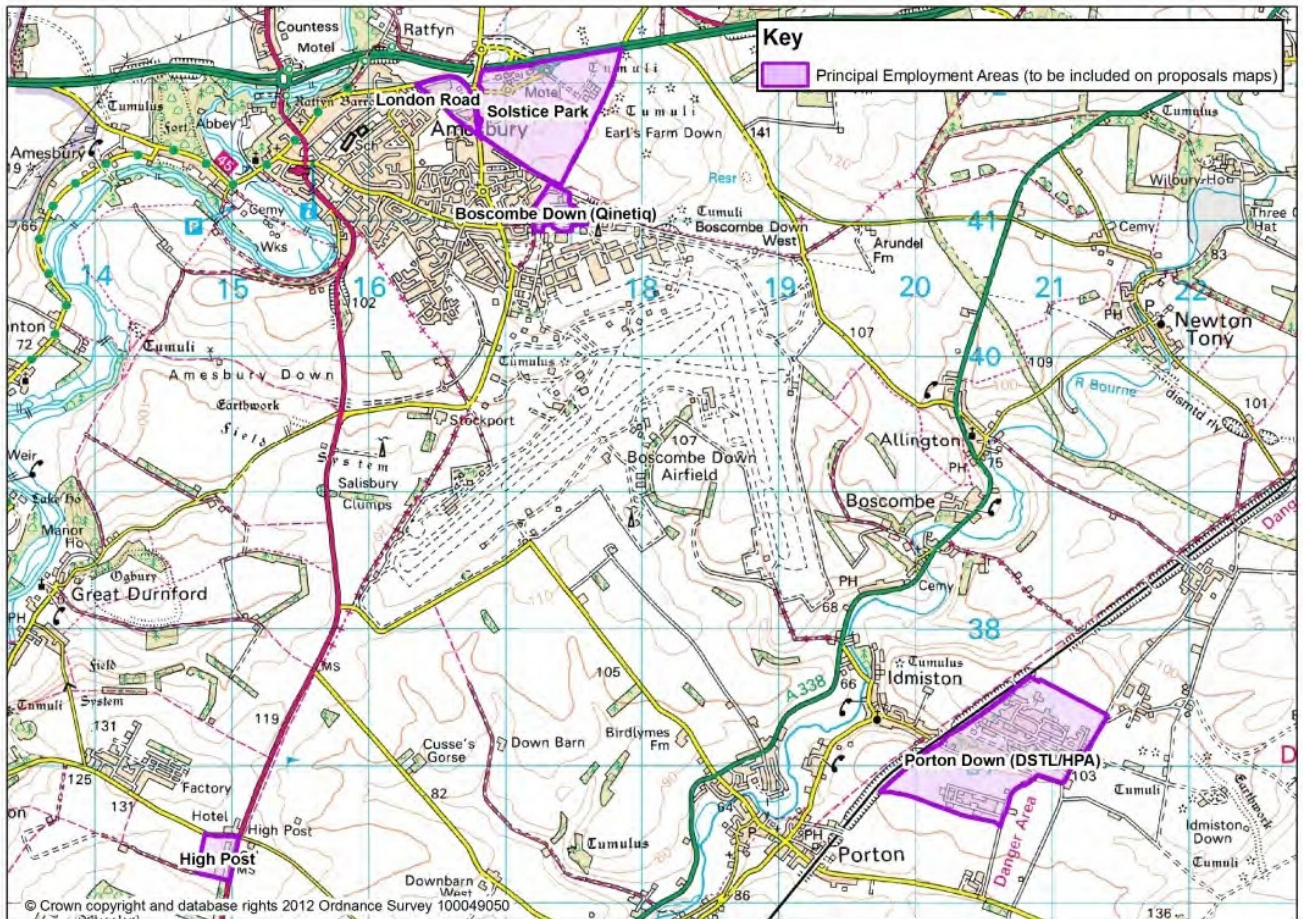


Figure G.2 Principal Employment Areas in Bradford on Avon Community Area



Figure G.3 Principal Employment Areas in Calne Community Area

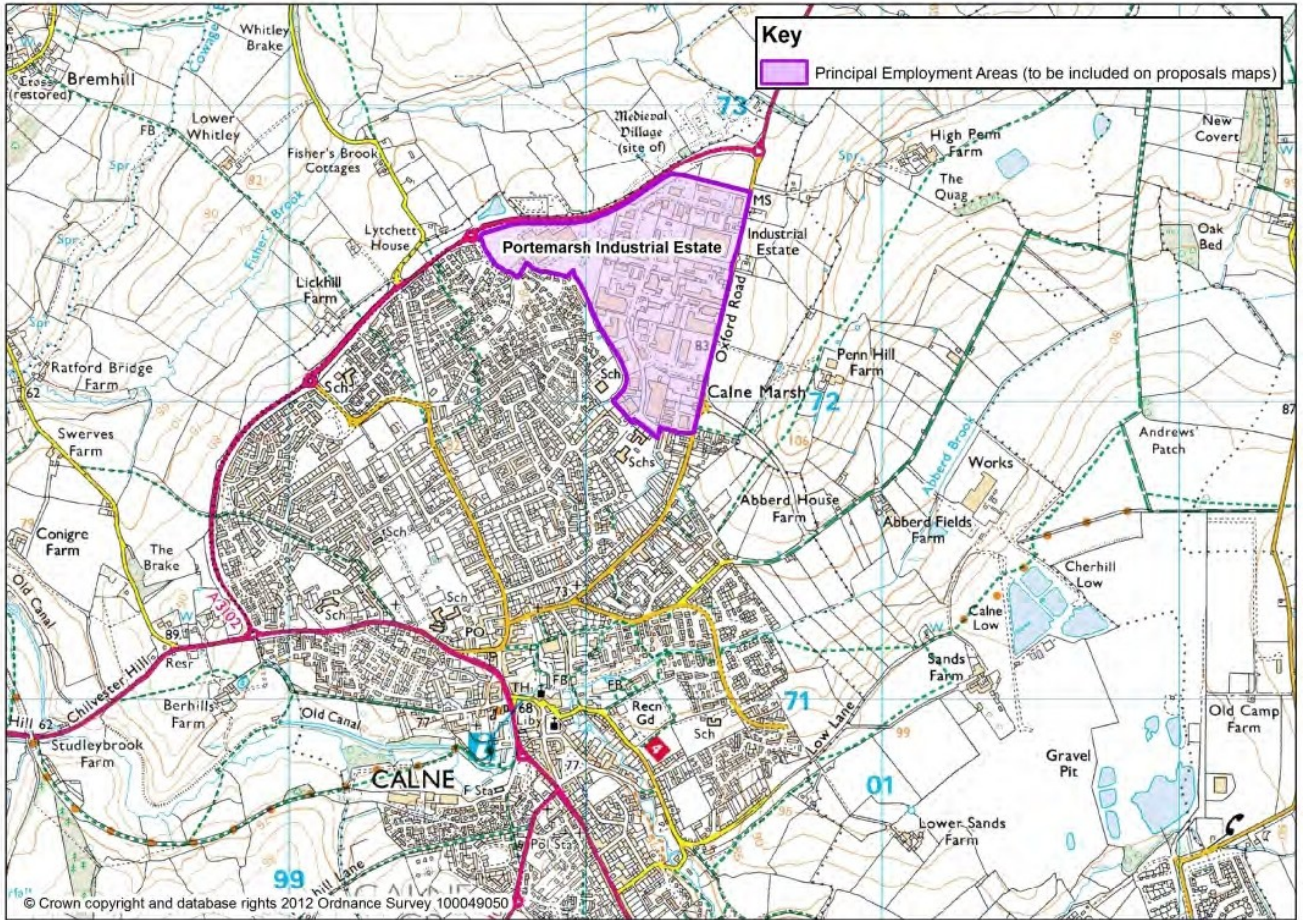


Figure G.4 Principal Employment Areas in Chippenham Community Area

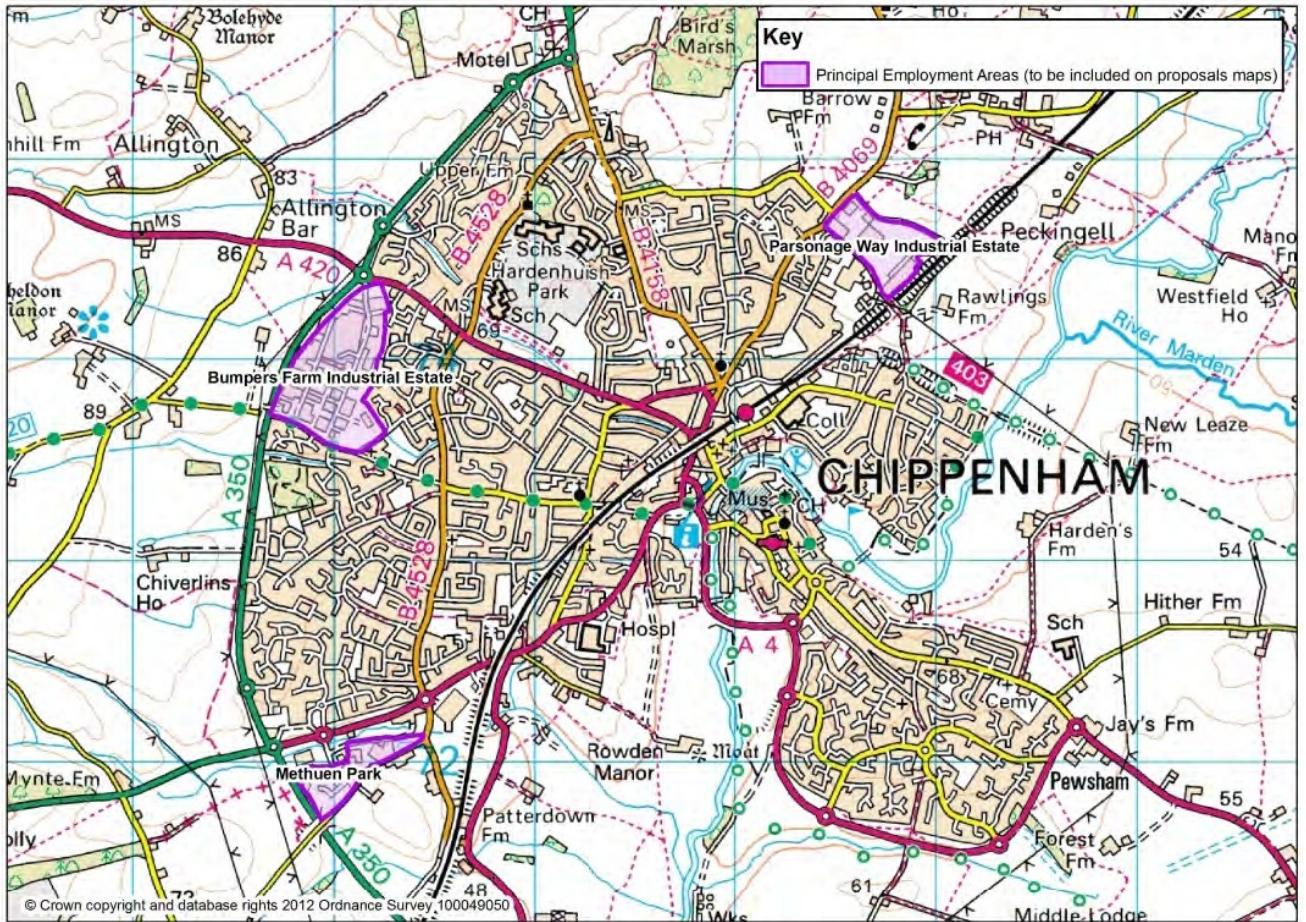


Figure G.5 Principal Employment Areas in Corsham Community Area

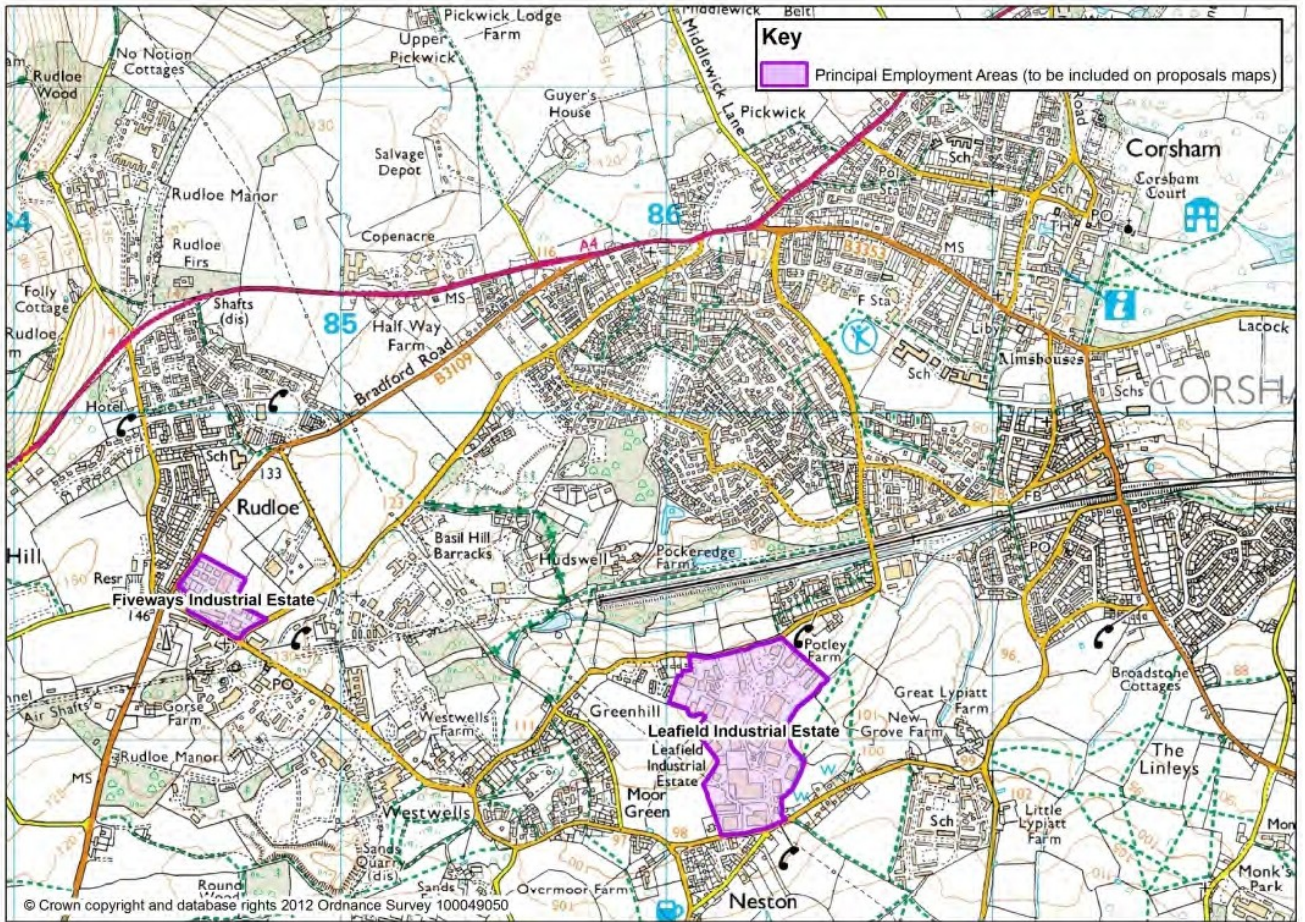


Figure G.6 Principal Employment Areas in Devezes Community Area

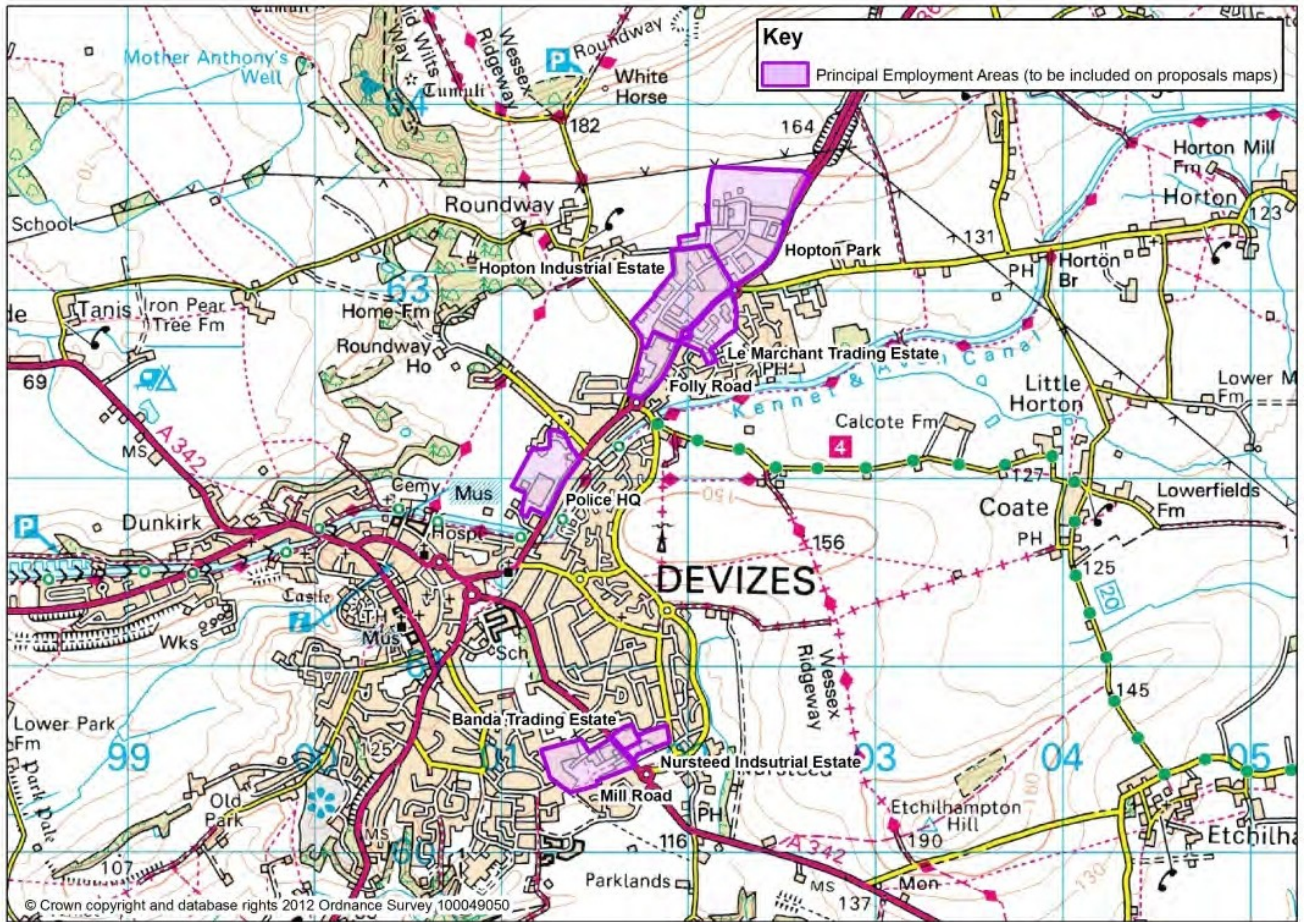


Figure G.7 Principal Employment Areas in Malmesbury Community Area

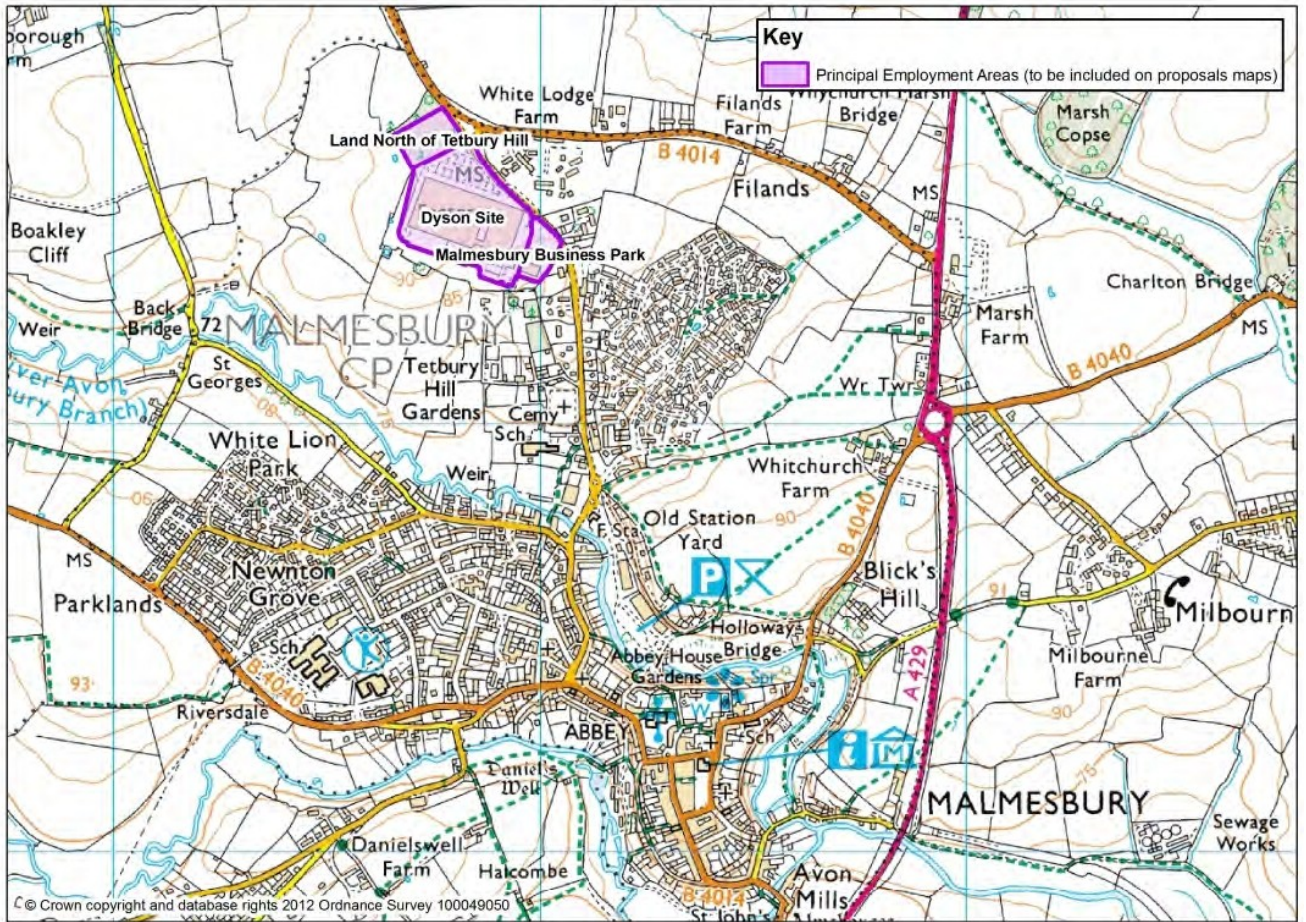


Figure G.8 Principal Employment Areas in Marlborough Community Area

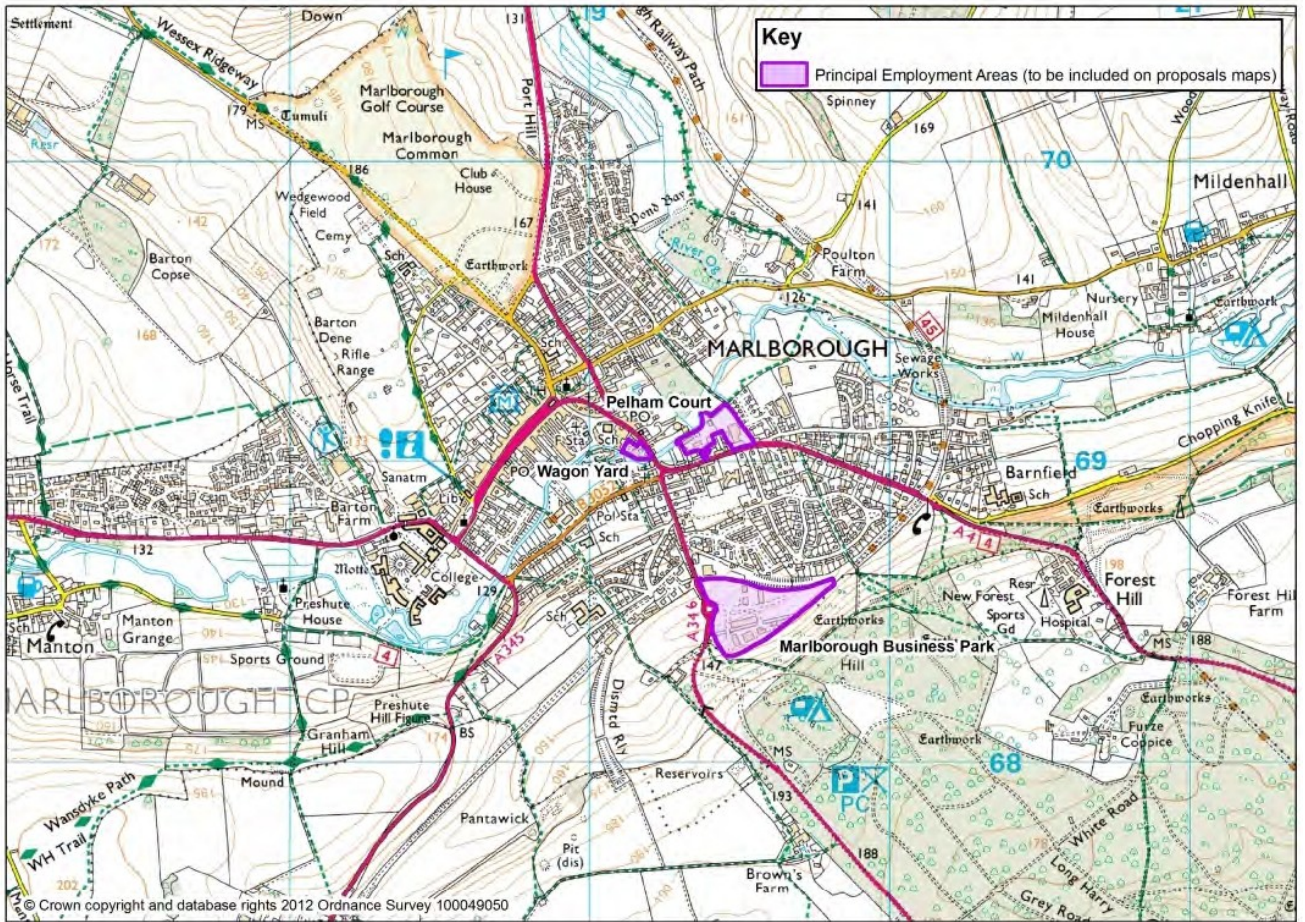


Figure G.9 Principal Employment Areas in Melksham Community Area

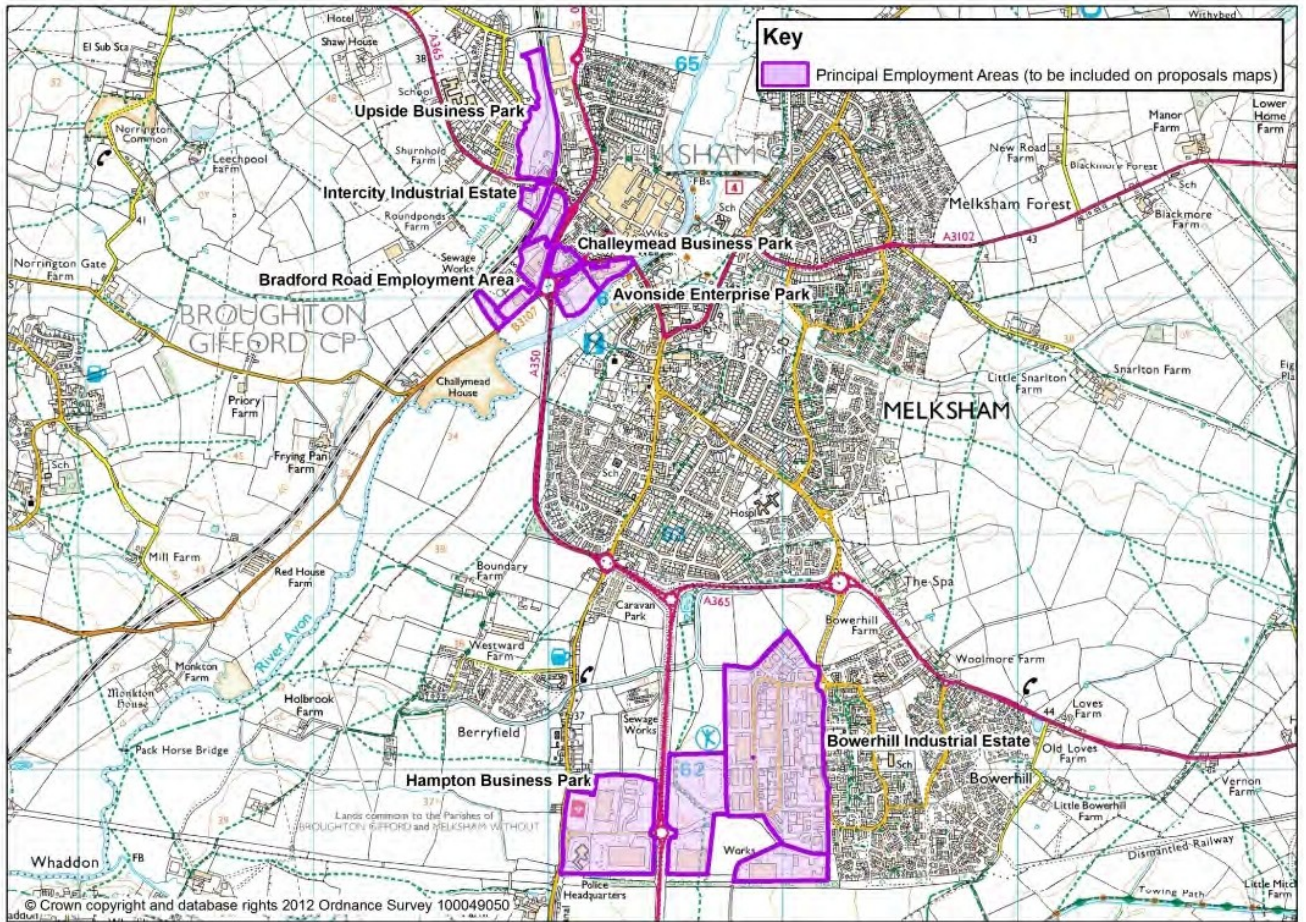


Figure G.10 Principal Employment Areas in Mere Community Area

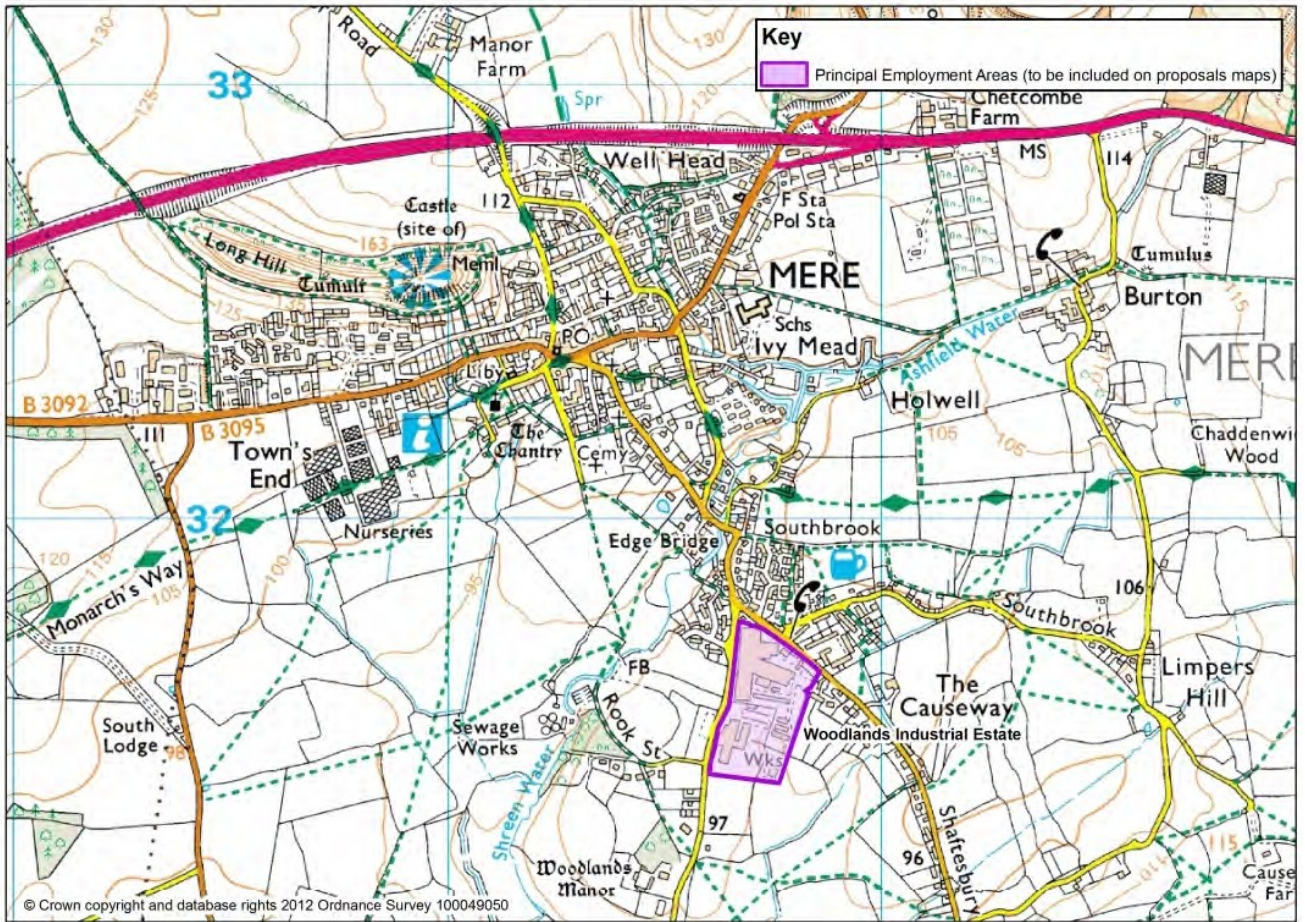


Figure G.11 Principal Employment Areas in Royal Wootton Bassett and Cricklade Community Area

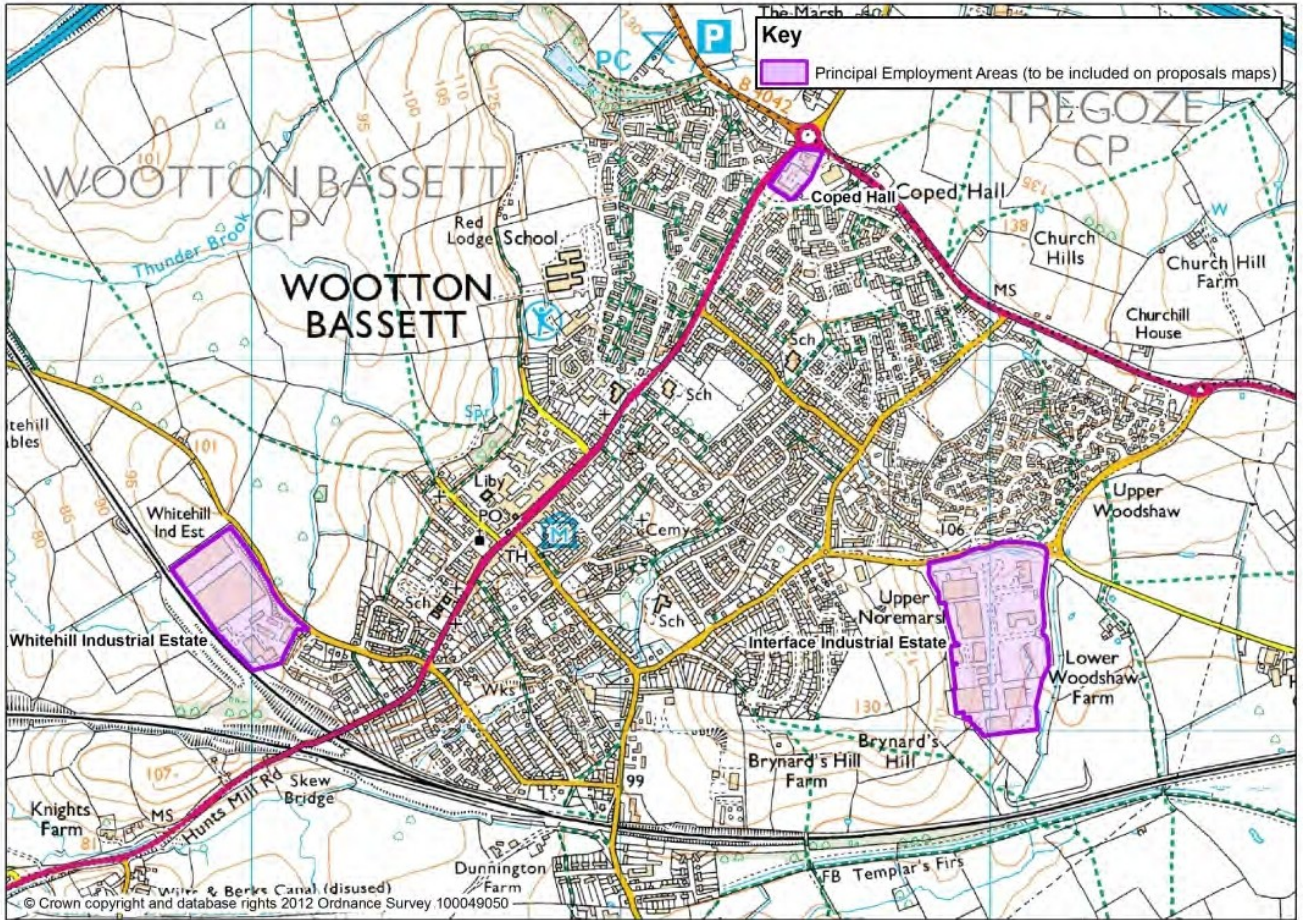


Figure G.12 Principal Employment Areas in and around Salisbury

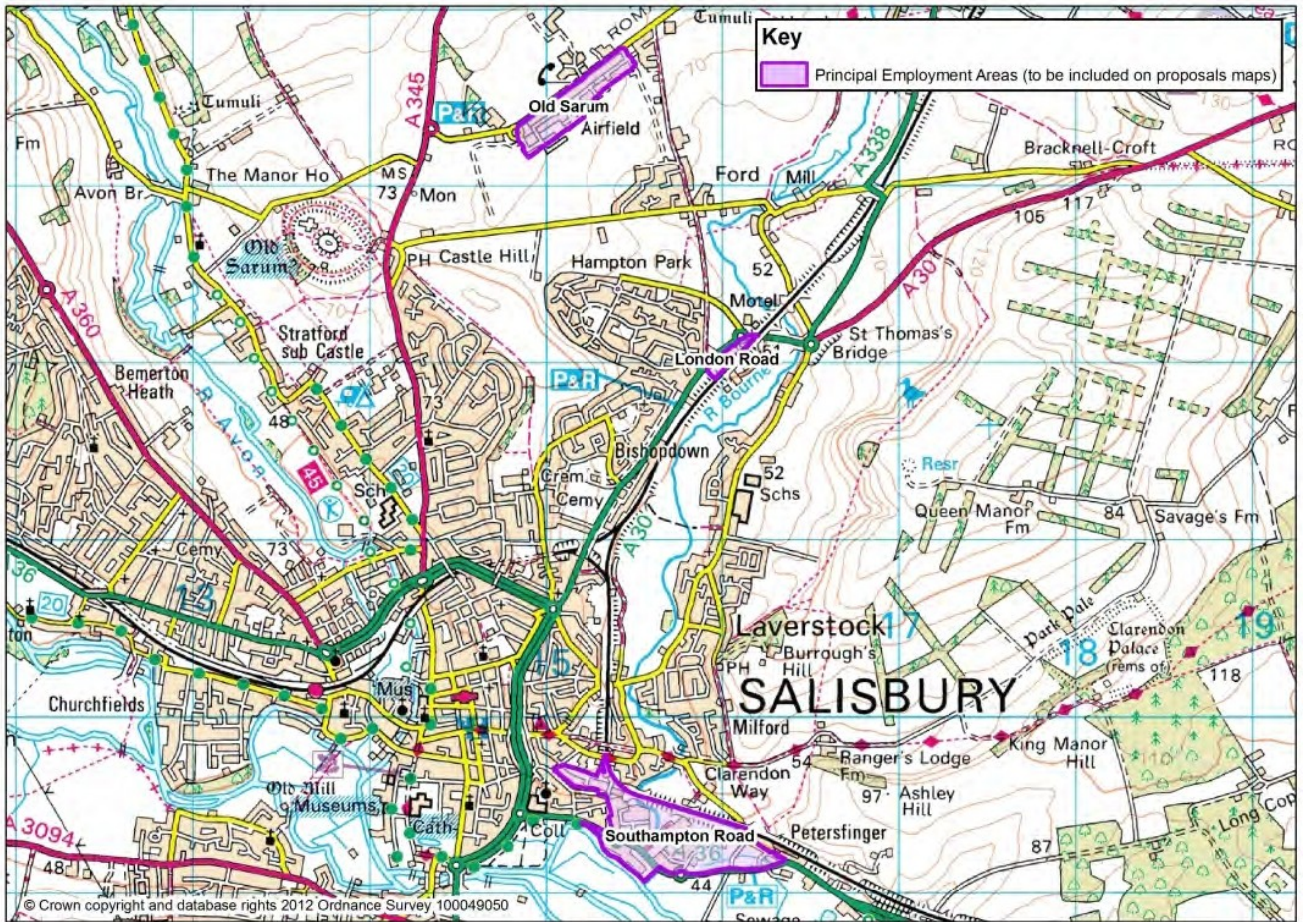


Figure G.13 Principal Employment Areas in Downton

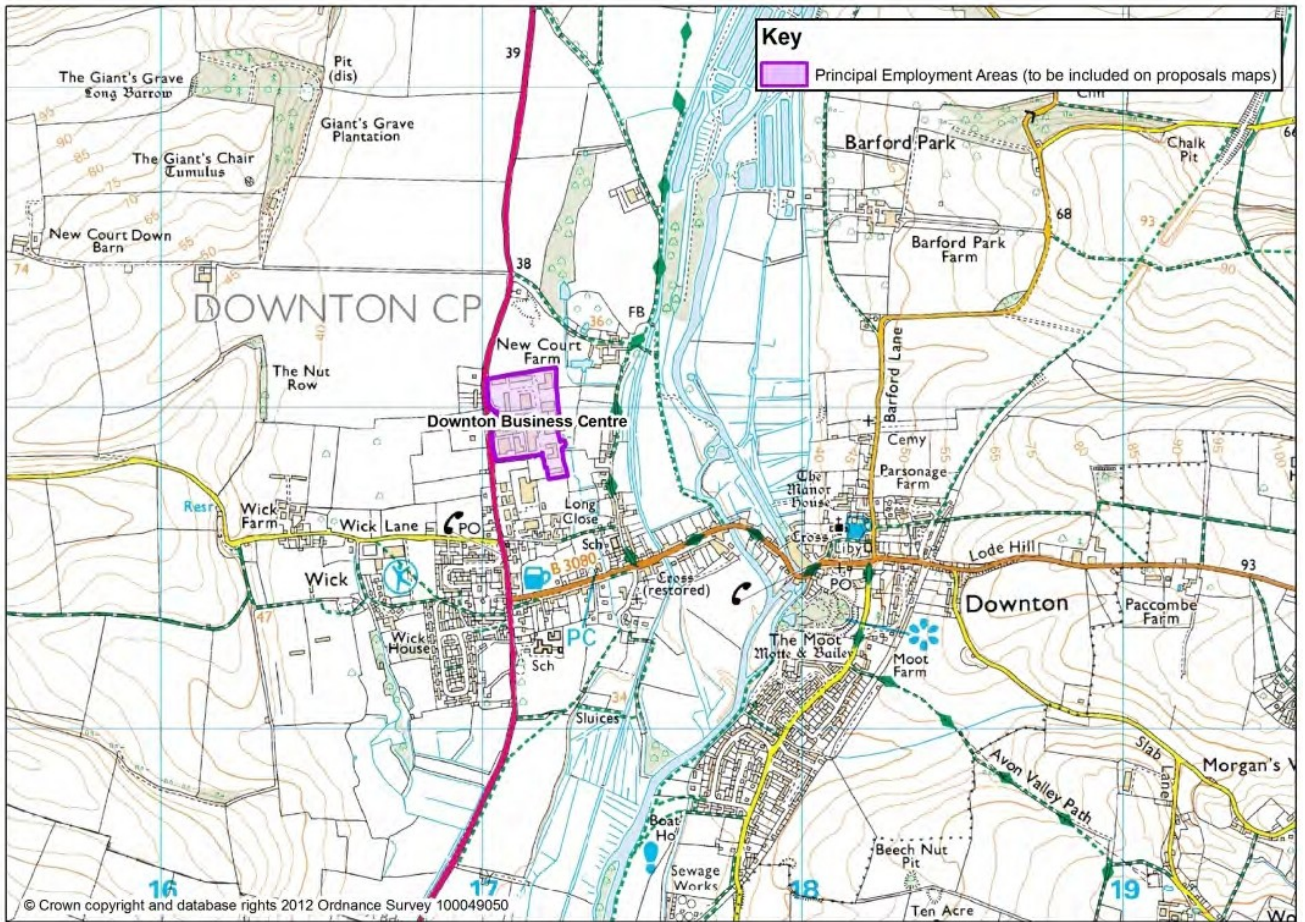


Figure G.14 Principal Employment Areas in Tidworth Community Area

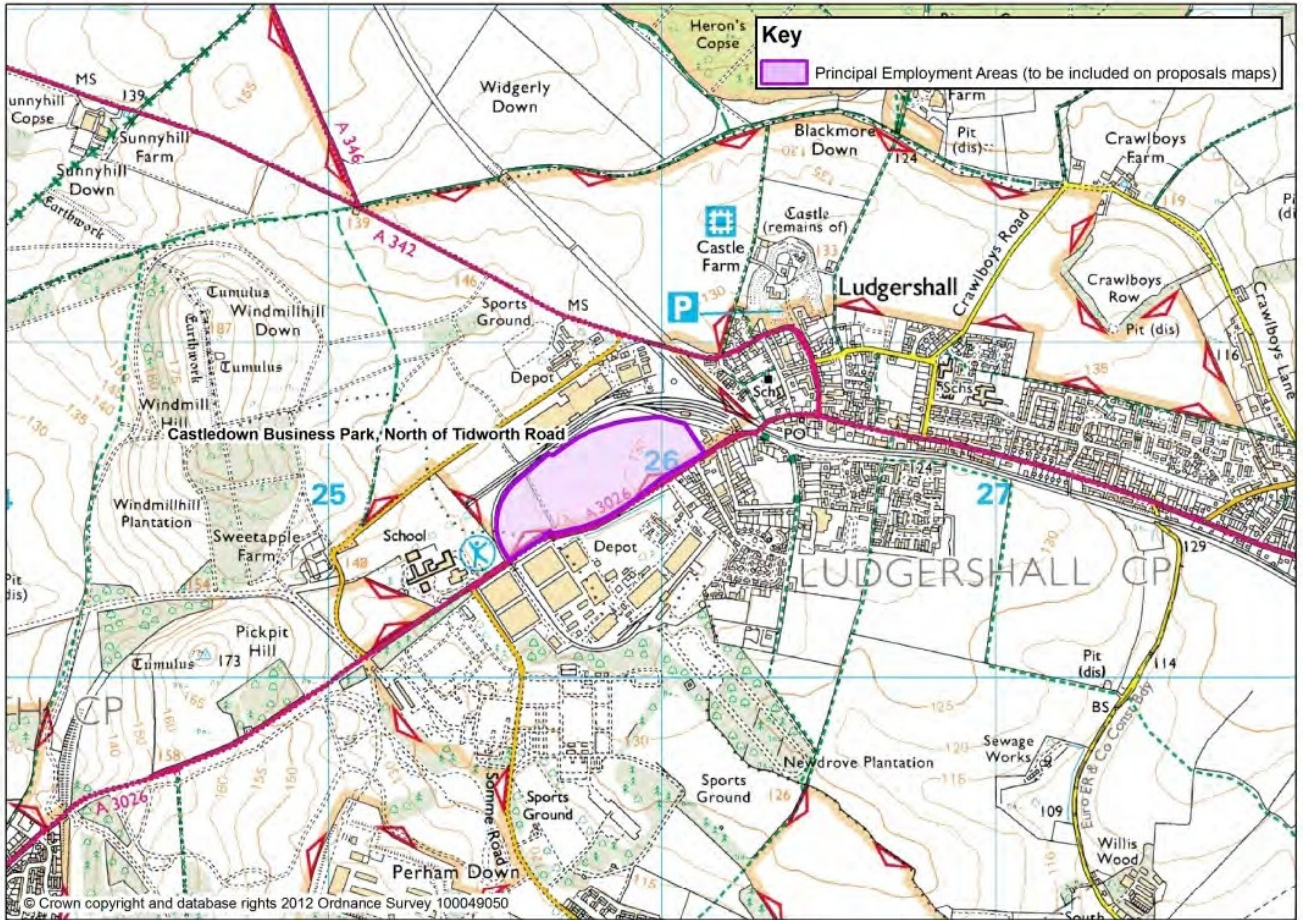


Figure G.15 Principal Employment Areas in Trowbridge Community Area

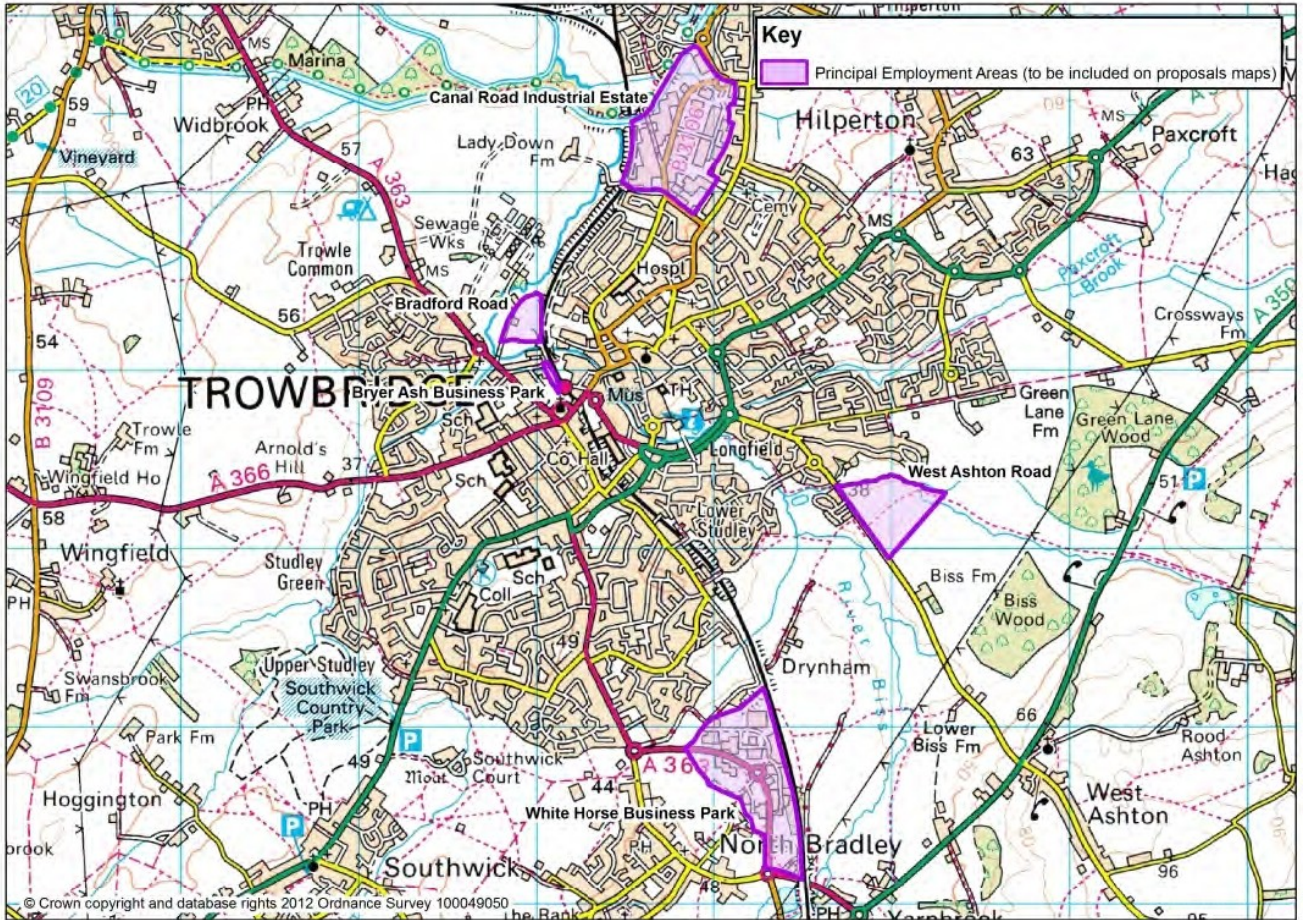


Figure G.16 Principal Employment Areas in Warminster Community Area

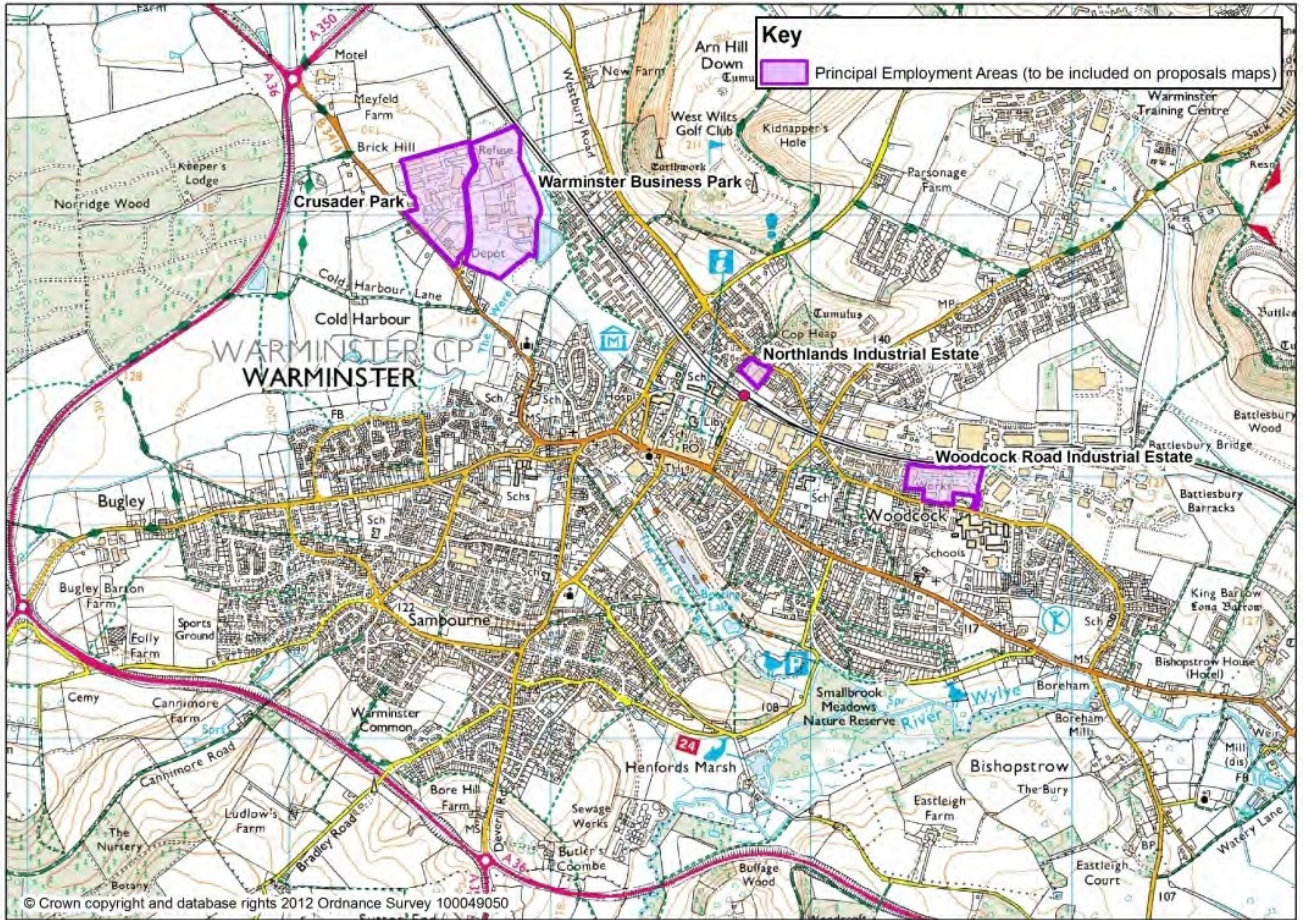
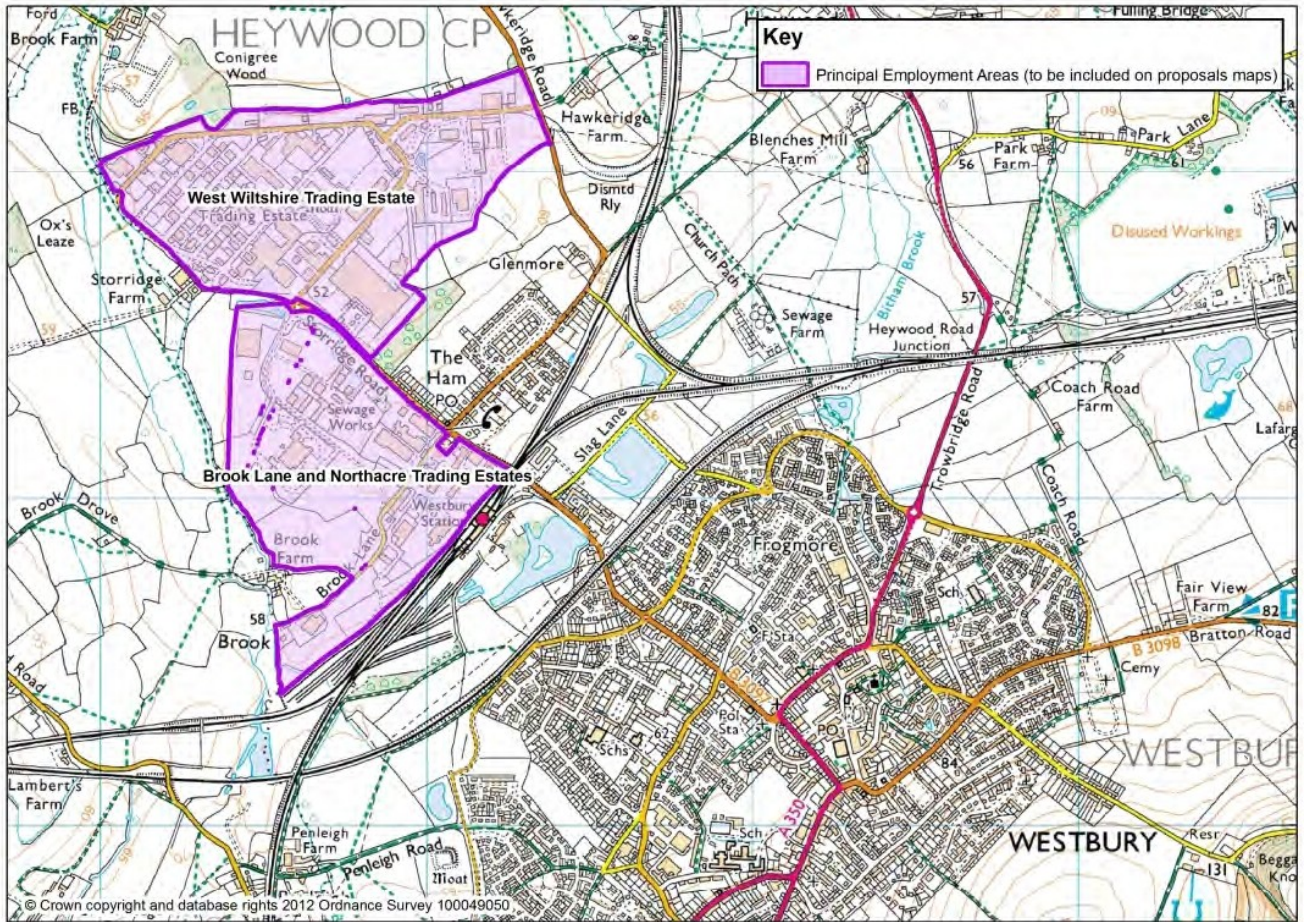


Figure G.17 Principal Employment Areas in Westbury Community Area



Appendix H: Policies Map

Wiltshire Council is preparing this Wiltshire Core Strategy Development Plan Document as part of Wiltshire's Local Development Framework (LDF). The LDF includes adopted policies maps to explain geographically the adopted policies and proposals of the Development Plan Documents relating to Wiltshire. The Policies Map is revised when new policies and proposals are adopted.

The Policies Map identifies areas of protection, such as nationally protected landscape and internationally, nationally and locally-designated areas and sites of conservation interest; show areas at risk from flooding; and allocate sites for particular land use and development proposals included in any adopted development plan document and set out the areas to which specific policies apply.

This Appendix formally outlines what constitutes the Policies Map for Wiltshire and the Proposed Changes to it as planned through this Core Strategy. This will be available in a graphical format for Submission to the Secretary of State.

The adopted Policies Map for Wiltshire comprises the policies maps contained within:

- i. Kennet District Local Plan 2011 (adopted April 2004) - certain policies saved by the Secretary of State on 26 September 2007
- ii. North Wiltshire Local Plan 2011 (adopted June 2006) - certain policies saved by the Secretary of State on 27 June 2009
- iii. Salisbury District Local Plan 2011 (adopted June 2003) - certain policies saved by the Secretary of State on 26 September 2007, as amended by the South Wiltshire Core Strategy (adopted 7 February 2012)
- iv. West Wiltshire District Plan 1st Alteration (adopted June 2004) - certain policies saved by the Secretary of State on 26 September 2009, as amended by
- v. West Wiltshire Leisure and Recreation Development Plan Document (adopted February 2009)

In addition, for Minerals and Waste matters, which are prepared jointly with Swindon Borough Council and cover a different plan area (Wiltshire and Swindon Borough), a separate map has been prepared. This also forms part of the Policies Map for Wiltshire.

Changes to the Policies Map

The changes to the adopted policies maps, set out in (i) to (v) above, as proposed through this Core Strategy are set out below:

- a. Removal of boundaries/notations relating to policies that are no longer saved:

Following legislative changes the Secretary of State 'saved' certain policies from the Local Plans for continued uses pending replacement by new Development Plan Documents, including the Wiltshire Core Strategy. The policies maps were not re-printed following this exercise and those policies 'not saved' and consequently no longer in effect, have not been removed from the Policies Maps although their continued appearance there should be disregarded.

This Core Strategy proposes that further policies from Local Plans are no longer 'saved' and in effect replaced by new policies and proposals. Associated changes to the policies maps are therefore needed for those saved Local Plan policies and proposals that will be placed by the Wiltshire Core Strategy as set out in Appendix D. This will include the removal of site allocations as well as policy boundaries and changes to the Key on the policies maps.

Settlement boundaries of those villages identified within Appendix E will be deleted where they are not being retained.

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Schedule of Wiltshire Core Strategy Policies Maps and Figures

Policies Maps

Community area maps available at:

<http://www.wiltshire.gov.uk/corestrategydocuments?directory=Adoption/Policy%20Maps%20-%20Community%20Areas>

Inset maps available at:

<http://www.wiltshire.gov.uk/corestrategydocuments?directory=Adoption/Policy%20Maps%20-%20Inset%20Maps>

Amesbury Community Area

- Amesbury Community Area Map
- Inset Map 17 - Amesbury, Bulford and Durrington
-

Bradford on Avon, Melksham, Trowbridge and Westbury Community Areas

- Bradford on Avon, Melksham, Trowbridge and Westbury Community Areas Map
- Inset Map 8 - Bradford on Avon Inset Map
- Inset Map 10 - Melksham
- Inset Map 9 - Trowbridge
- Inset Map 14 - Westbury

Chippenham, Corsham and Calne Community Areas Map

- Chippenham, Corsham and Calne Community Areas Map
- Inset Map 4 - Chippenham
- Inset Map 5 - Corsham
- Inset Map 6 - Calne

Devizes Community Area

- Devizes Community Area Map
- Inset Map 11 - Devizes Inset Map
- Inset Map 12 - Market Lavington

Malmesbury Community Area

- Malmesbury Community Area Map
- Inset Map 1 - Malmesbury

Marlborough Community Area

- Marlborough Community Area Map
- Inset Map 7 - Marlborough

Mere Community Area

- Mere Community Area Map
- Inset Map 18 - Mere

Pewsey Community Area

- Pewsey Community Area
- Inset Map 13 - Pewsey

Royal Wootton Bassett and Cricklade Community Area

- Royal Wootton Bassett and Cricklade Community Area Map

- Inset Map 3 - Royal Wootton Bassett Inset Map
- Inset Map 2 - Cricklade

Salisbury and South Wiltshire Community Areas

- Salisbury and South Wiltshire Community Areas Map
- Inset Map 21 - Salisbury Inset Map
- Inset Map 22 - Downton Inset Map

Tidworth and Ludgershall Community Area Map

- Tidworth and Ludgershall Community Area Map
- Inset Map 15 - Tidworth and Ludgershall

Tisbury Community Area

- Tisbury Community Area Map
- Inset Map 19 - Tisbury

Warminster Community Area

- Warminster Community Area Map
- Inset Map 16 - Warminster

Wilton Community Area

- Wilton Community Area Map
- Inset Map 20 - Wilton

Figures to be inserted within the text of the Wiltshire Core Strategy

Available from:

<http://www.wiltshire.gov.uk/corestrategydocuments?directory=Adoption/Figures%20within%20the%20Core%20Strategy>

- Figure 1.1 Structure of the planning policy framework
- Figure 1.2 Wiltshire's community areas
- Figure 2.1 Wiltshire context
- Figure 4.1 Wiltshire – Key Diagram
- Figure 4.1 A Strategic Transport network / route
- Figure 5.1 Amesbury Community Area
- Figure 5.2 - Bradford on Avon Community Area
- Figure 5.3 - Calne Community Area
- Figure 5.4 - Chippenham Community Area -
- Figure 5.5 - Chippenham Central Area of Opportunity
- After para 5.54A - Chippenham Strategic Areas of Search
- Figure 5.6 - Corsham Community Area
- Figure 5.7 - Devizes Community Area.
- Figure 5.8 - Malmesbury Community Area No amendments
- Figure 5.9 - Marlborough Community Area
- Figure 5.10 - Melksham Community Area
- Figure 5.11 - Mere Community Area
- Figure 5.12 - Pewsey Community Area -
- Figure 5.13 - Royal Wootton Bassett and Cricklade Community Area -
- Figure 5.14 - Salisbury Community Area
- Para 5.115 - Salisbury key projects
- Figure 5.15 - Old Sarum Airfield
- Figure 5.16 - Southern Wiltshire Community Area
- Figure 5.17 - Tidworth Community Area
- Figure 5.18 - Tisbury Community Area
- Figure 5.19 - Trowbridge Community Area

- Figure 5.20 - Trowbridge Central Area Regeneration
- Figure 5.20A - Trowbridge Central Area Regeneration and Commercial Boundary
- Figure 5.21 - Trowbridge energy network area of potential
- Figure 5.22 - Warminster Community Area -
- Figure 5.23 - Westbury Community Area
- Figure 5.24 - Wilton Community Area -

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Update to the Sustainability Appraisal of the Wiltshire Core Strategy

The Sustainability Appraisal (SA) has promoted sustainable development through the integration of environmental, social and economic considerations into the Wiltshire Core Strategy. This requirement is set out in Section 19 (5) of the Planning and Compulsory Purchase Act, 2004 and Paragraph 165 of the National Planning Policy Framework. The SA incorporates the requirements of the European Directive on Strategic Environmental Assessment which assesses the significant environmental effects of the Core Strategy.

The SA has been undertaken through an iterative process throughout the Core Strategy preparation period, including the consideration of reasonable alternatives. A number of iterations of the SA have been consulted on, including assessments of modifications to the Core Strategy recommended before and after the examination in public. The various SA documents produced to inform the Core Strategy, including web links, are listed below in chronological order (taken as a whole, this series of documents sets out the process followed and justification for the assessment of policies in detail):

- Wiltshire SA Draft Scoping Report and associated topic papers (Wiltshire Council, January 2009) – available at:
<http://www.wiltshire.gov.uk/ldfsustainabilityappraisal.htm>
- Wiltshire 2026 SA Report (Wiltshire Council, October 2009) - available at:
<http://www.wiltshire.gov.uk/wiltshire2026.htm>
- Wiltshire SA Scoping Report and associated topic papers (Wiltshire Council, April 2010) – available at:
<http://www.wiltshire.gov.uk/ldfsustainabilityappraisal.htm>
- Wiltshire Core Strategy Interim SA Report (Wiltshire Council, June 2011) – available at: <http://www.wiltshire.gov.uk/wcsconsult2011.htm>
- Wiltshire Core Strategy Consultation SA Report (Wiltshire Council, January 2012) – available at:
<http://www.wiltshire.gov.uk/wiltshirecorestrategypresubmissionconsultation.htm>
- Wiltshire Core Strategy Submission SA Report (Wiltshire Council, June 2012) – available at: <http://www.wiltshire.gov.uk/submissionofwiltshirecorestrategy.htm>
- Wiltshire Core Strategy SA Report Focussed Consultation Document (Wiltshire Council, September 2012) – available at:
<http://www.wiltshire.gov.uk/corestrategydocuments.htm?directory=Examination%20Documents> (document refs EXAM/ 05 – EXAM/05E)
- Wiltshire Core Strategy SA Report Addendum (Wiltshire Council, August 2013) – available at:
<http://www.wiltshire.gov.uk/corestrategydocuments.htm?directory=Examination%20Documents> (document ref EXAM/57)
- Wiltshire Core Strategy SA Report Addendum (Wiltshire Council, April 2014) – available at:
<http://www.wiltshire.gov.uk/corestrategydocuments.htm?directory=Examination%20Documents> (document ref EXAM/99)

Conclusions on the assessment of modifications to the Core Strategy

In light of the time which has elapsed between the publication of the most recent SA Addendum Report in April 2014, which considered the effects of a number of changes to the Core Strategy (outlined in examination documents EXAM/73, EXAM/74 and EXAM/90A), and the decisions now to be taken by Cabinet and full Council committees, officers have undertaken a review of any additional material considerations which may have arisen since April 2014 which could affect the effects assessment and conclusions of the SA. These include the Inspector's own modifications to the Core Strategy included within the Inspector's final report on soundness, received by the Council in December 2014.

It is considered that any main modifications made to the Core Strategy since April 2014 will not lead to additional significant effects that have not already been considered and documented in the various iterations of the SA, or undermine its conclusions on the sustainability of the Core Strategy. Any minor modifications would also not be likely to lead to additional significant effects not already considered in the assessment. The Inspector's final report on soundness states in paragraph 6 that *'the main modifications that go to soundness have been subject to public consultation and, where necessary, SA'* and therefore it is considered no further changes to the SA are necessary.

A full Sustainability Appraisal adoption statement, incorporating detail on the following, will be provided and made publicly available upon adoption of the Core Strategy:

- sustainability considerations - how these have been integrated into the Core Strategy
- how the SA has been taken into account during the preparation of the Core Strategy
- how opinions expressed in response to consultations on the SA have been taken into account
- the reasons for choosing the Core Strategy as adopted, in light of other reasonable alternatives considered
- measures to be taken to monitor the significant environmental effects of the implementation of the Core Strategy

Addendum to the Habitats Regulations Assessment of the Wiltshire Core Strategy

The Process Followed

Under Regulation 102 of the Habitats Regulations, the Council is required to undertake an appropriate assessment of any land use plan likely to have a significant effect upon the network of European designated sites known as Natura 2000. A number of likely significant effects were identified at the screening stage and a full appropriate assessment of the plan was carried out in accordance with Regulation 102 and updated as necessary throughout the development of the plan.

Habitats Regulations Assessment (HRA) is an iterative process and a series of HRA documents have been produced by the Council to support the development of the Wiltshire Core Strategy and have helped shape the policies therein. This series of documents starts with the 'Wiltshire Core Strategy – Assessment of the Core Strategy Options under the Habitats Regulations' (October 2009) and continues until the most recent 'Wiltshire Core Strategy: Updated Habitats Regulations Assessment' (April 2014)¹. Taken as a whole, this series of documents sets out the process followed and justification for the assessment of policies in detail, and ultimately concludes that the Wiltshire Core Strategy would not have an adverse effect upon the integrity of the Natura 2000 network, either alone or in combination with other plans or projects.

Natural England has been consulted on all iterations of the HRA, and the Council has had regard to their responses as our statutory nature conservation body, at each stage of developing the plan. The Council has also worked with Natural England and relevant parties in developing strategic mitigation measures to address potential effects of development upon the Natura 2000 network, and has gained Natural England's support for the implementation of those measures as effective mitigation for the plan². The Environment Agency has also been consulted at each stage of the plan, and the Council has also had particular regard to its responses in assessing any potential effects upon aquatic European designations. Both Natural England and the Environment Agency concurred with the conclusion of the April 2014 HRA, subject to provision of modelling evidence confirming that the Army Basing Programme would not have any 'in-combination' effects³⁴, which has now been shared with them (see below).

The Inspector has also carefully interrogated the HRA procedure as part of his examination of the plan, and has confirmed in his report that he is satisfied that this legal requirement has been fulfilled:

'The Council has demonstrated through its HRA and the work with partners how it intends to address the Natura 2000 sites within the county. The evidence does not lead me to find that the proposed approach is legally flawed, inflexible, unclear or will not be effective in implementation.' (paragraph 151)

¹ <http://www.wiltshire.gov.uk/wcs-examination-exam-89a.pdf>

² Statement of Common Ground as Agreed Between Wiltshire Council and Natural England Concerning the Wiltshire Core Strategy <http://www.wiltshire.gov.uk/corestrategypositionstatement?directory=SoCG&fileref=9>

³ Letter from Charles Routh to Wiltshire Council dated 27th May, 2014

⁴ Email from Katherine Burt to Wiltshire Council dated 27th May, 2014

Conclusions of the April 2014 HRA

In light of the time which has elapsed between the issue of the April 2014 HRA and the decisions now to be taken by Cabinet and full Council committees, officers have undertaken a review to identify any material considerations which may have arisen during the intervening period that could affect the conclusions of that assessment. These considerations included, but are not limited to:

- (a) The Inspector's report – Having reviewed the main modifications subsequently added or rejected by the Inspector since the April 2014 HRA⁵⁶, officers are confident that none would materially affect the assessment of the relevant policies in the April 2014 HRA (Section 4 / Appendix 1), while minor modifications would also not have any material effect on that assessment.
- (b) In-combination effects – Neighbouring development plans have progressed relatively little since April 2014, and none of the updated plans have changed so significantly as to alter the conclusions of the April 2014 HRA (Section 5 / Appendix 2).
- (c) Allocations – Some strategic allocations within the Wiltshire Core Strategy have now been subject to full project level HRA including the Kingston Farm housing allocation (Bradford on Avon) and the Hawkeridge employment allocation (Westbury). Both of those project level HRA confirm that the allocated sites would not affect the integrity of the Natura 2000 network, supporting the conclusions of the April 2014 HRA.
- (d) Rebasing – no applications have yet been submitted and the masterplan proposals remain largely the same as they were in April 2014. However, further modelling work on the effects of water abstraction on the River Avon Special Area of Conservation (SAC), including in-combination effects with the Wiltshire Core Strategy, has been carried out (as referred to in the statutory consultees' responses to the April 2014 HRA). This modelling demonstrates that the Army Rebasing proposals would result in a small percentage increase in abstraction of water, but that the remaining existing water abstraction from the MoD boreholes may need to incorporate mitigation to minimise potential effects. It also demonstrates that any in-combination effects with the public water abstractions necessary to supply the Wiltshire Core Strategy development are unlikely, and the statutory consultees are satisfied that mitigation measures are available to ensure that there would be no adverse effect upon the River Avon SAC. Therefore the results of the recent modelling work support the conclusions of the in-combination assessment of the April 2014 HRA (Section 5 / Appendix 2).
- (e) Nutrient Management Plan – A draft of the Nutrient Management Plan for the River Avon SAC has now been jointly produced by Environment Agency, Natural England and Wiltshire Council and is currently out for public consultation. This document provides a long-term, credible strategy for reducing phosphate levels in the river in order to achieve favourable conservation status, while also taking the growth projected by the Wiltshire Core Strategy into account. The document is in line with the approach set out in CP69 and supports the conclusions of the April 2014 HRA.

Natural England and the Environment Agency concur that the above points would not materially alter the conclusions of the April 2014 HRA.

⁵Wiltshire Core Strategy: Inspector's Proposed Modifications (EXAM/97A) - <http://www.wiltshire.gov.uk/wcs-examination-exam-97a.pdf>

⁶Wiltshire Core Strategy Inspector's Report - <http://www.wiltshire.gov.uk/wiltshire-core-strateg-01-december2014-inspectors-final-report.pdf>

Conclusions

The Wiltshire Core Strategy has been subject to HRA including appropriate assessment in accordance with the Habitats Regulations to the satisfaction of the Inspector and the statutory consultees. Upon review of the April 2014 HRA, the Council is confident that the conclusions of that assessment remain valid. The HRA process has therefore objectively concluded that the Wiltshire Core Strategy would not have an adverse effect upon the Natura 2000 network, either alone or in combination with other plans or projects.

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Appendix 5

CABINET

EXTRACT FROM THE DRAFT MINUTES of a MEETING held in COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN on Tuesday, 16 December 2014.

125 Adoption of Wiltshire Core Strategy

Councillor Toby Sturgis presented the report which sought to: inform Cabinet of the Inspector's Report into the examination of the Wiltshire Core Strategy and his conclusions regarding legal compliance and soundness; sought approval that the Wiltshire Core Strategy, as amended by the modifications in the Inspector's Report and other focused and minor modifications that have arisen during the examination or been made in the interest of accuracy and consistency, be recommended to Council for adoption; and sought approval for the Associate Director for Economic Development and Planning, in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste, to undertake the final stages associated with the formal adoption by the Council of the Wiltshire Core Strategy

In the course of the presentation and the discussion, the issues discussed included: that officers be commended for their hard work in getting to this stage; that Council should adopt the Inspector's Report in its entirety or risk further delay; that the Malmesbury Neighbourhood Plan had recently received resounding approval by local referendum; that settlement boundaries would be reviewed following the adoption of the Core Strategy.

Councillor Scott thanked officer and asked that the officers respond to the issue raised by Fovant Parish Council, and ensured that the evidence required to address issue in relation to the Strategic Boundary of Chippenham be published as soon as practicable.

Resolved:

- 1. To note the content of the Inspector's report, into the examination of the Wiltshire Core Strategy (Appendix 1 as presented), and his conclusions regarding legal compliance and soundness, and accepts the modifications in the Appendix of the Inspector's Report, which the Inspector considers are necessary to make the plan sound in accordance with legislation and other focused and minor modifications that have arisen during the examination, which have been consulted on, or made in the interest of accuracy and consistency;**

- 2. To recommend to Council that the Wiltshire Core Strategy, as amended as set out in (1) above be adopted as part of the statutory development plan for Wiltshire (Appendix 2 as presented);**
- 3. To delegate authority to the Associate Director for Economic Development and Planning in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste for: the Policies Map to be amended in line with the modifications identified in (ii) and for further minor textual changes to be made to the Core Strategy prior to publication in the interests of accuracy and consistency; and**
- 4. Following approval of Council, to agree that the Associate Director for Economic, Development and Planning in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste, undertakes the final stages associated with the formal adoption and publication of the Core Strategy.**

Reason for decisions

The Wiltshire Core Strategy will form part of the Council's Policy Framework. In accordance with the Local Government Acts 1972 and 2000, and the Council's constitution it must first be approved by Cabinet before it is adopted by Council. As the document has been found sound by the Inspector its adoption by the Council would help ensure up to date planning policy is in place for Wiltshire and provide effective policies to ensure the sustainable development of Wiltshire.